

**From:** [Colbi Rae Brawner](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 18, 2023 5:41:01 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

I'm a resident of Chelan County and I'm writing to support code amendments that would allow for short term rentals to operate in a more open way. As a tourism focused county, we should be supporting locals who own homes and are willing to offer short term housing to visitors. I feel it is not fair to hold such strong rules and regulations against the local community that wants to prosper off of tourists, while allowing countless commercial hotel chains to operate in town. Do we really want the Howard Johnson to take priority over the local residents?

Not only do STRs bring money to the home owners, their operation also supports a huge group of ancillary businesses that benefit from these rentals. cleaners, maintenance people, contractors and local managers all have the opportunity for more work with STRs. I have a lot of friends who work in these tangential positions and the bans that have been put in place has curtailed their profits.

I understand wanting to retain local charm and protect our neighborhoods, but I think there is a better way to do it than putting blanket bans on new STR applications. How about a three strikes rule or way to keep track and shut down problematic rentals?

It seems there could be alternative ways to go about making STRs work into the fabric of tourism that Leavenworth supports and attracts.

Thank you for your time  
Colbi Rae

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Not only do STRs bring money to the home owners, their operation also supports a huge group of ancillary businesses that benefit from these rentals. cleaners, maintenance people, contractors and local managers all have the opportunity for more work with STRs. I have a lot of friends who work in these tangential positions and the bans that have been put in place has curtailed their profits.

I understand wanting to retain local charm and protect our neighborhoods, but I think there is a better way to do it than putting blanket bans on new STR applications. How about a three strikes rule or way to keep track and shut down problematic rentals?

It seems there could be alternative ways to go about making STRs work into the fabric of tourism that Leavenworth supports and attracts.

Thank you for your time  
Colbi Rae

**From:** [Dave Graybeal](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 18, 2023 11:48:11 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Hi,

I'm a homeowner in Chelan County and I'm writing to support code changes that will allow for responsible short term rentals. Chelan County (in particular Leavenworth area) is a heavy tourism county and we should welcome prosperity and revenue for those who own homes and can offer lodging beyond the traditional commercial offerings.

I've followed this regulation closely over the past 3 years and I was surprised this was not a public referendum vs a private commissioner decision. My conversations with peers in the area who largely prosper from service and contracting services are largely positive on STR and it seems the vocal minority could have been addressed through a traditional 'three strikes your out' policy that ensures good practices/behavior vs a draconian ban on new applications. I also think that the county would benefit from additional taxation on STR that can contribute to lower income housing vs throttling prosperity.

Thanks for listening,  
Dave Graybeal

**From:** [Laura Maguire](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 13, 2023 7:46:35 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Respectfully, me and my family have been significantly impacted by the rise in short term rental properties in our communities as we have been priced out of buying our first home and have to deal with the noise, additional traffic, and irresponsible garbage handling from short-term renters on our street. I would ask the Board to reject the changes to Sections 11.93.370 and subsections 3 and 4. Please retain the existing requirements for a 10 acre minimum project area for tourist accommodations and 20 acre minimum project area for associated residential dwellings.

As a member of the community who volunteers with local community organizations, supports local businesses and community groups, and would like to set down roots in the area I am disheartened by the continued favoring of short term rentals over long term community health and engagement.

Do the right thing and reject these changes.

Laura Maguire

**From:** [Piero Sandri](#)  
**To:** [CD Comment](#)  
**Subject:** Short term rentals in Residential areas areas  
**Date:** Tuesday, September 12, 2023 9:35:44 PM

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External Email Warning! This email originated from outside of Chelan County.

Short term rental occupants have turned Dempsey Road in Leavenworth into a daytime speedway and a night time happy hour. Residential areas should not be turned into a fast buck neighborhood . I believe that commissioners have an obligation to preserve the quality of life of residential home owners. Please don't take the money and run .  
No more STRs in residential areas

Piero Sandri MD  
890 Dempsey Rd  
Leavenworth Wa

Sent from my iPhone

**From:** [gary headrick](#)  
**To:** [CD Comment](#)  
**Cc:** [gary headrick](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Tuesday, September 12, 2023 8:08:53 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Board of Commissioners,

Please be advised that we oppose the proposed changes to the minimum size of project sites. The potential impact to existing single family homes, families, noise, light, traffic, land values and ecological impacts would be enormous severely upsetting the status quo of Chelan County. Infrastructure improvements for roads, water, sewer and power would be required for the added density which existing tax payers would likely be liable for, in lieu of developers who should have a major responsibility should lodge type development be increased. Our County spent great time, consideration and expense to approve short term rental regulations so that the safety, peace and quiet be promoted within our communities. Current proposals seem to be an attempted end run around the regulations so readily supported by our County. Please support your resident constituents in voting “no” on this proposed amendment. Thank you.

Respectfully,

Gary Headrick

Sent from [Mail](#) for Windows

**From:** [jeff.jeffconwell.com](mailto:jeff.jeffconwell.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Tuesday, September 12, 2023 6:37:16 PM

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**External Email Warning!** This email originated from outside of Chelan County.

September 13, 2023

Commissioner Overbay, Commissioner Gering, Commissioner Smith-

I urge you in the strongest terms to reject the proposed changes to the Short Term Rental Codes, particularly Section 11.93.370 Small Scale Recreational and Tourist Use.

As someone who is impacted in my neighborhood, one that was developed long ago, without the notion that people would move in and install an actual business in my community, you're systematically allowing others to come in and destroy what we loved and held so dearly about where we live. Now we have strangers invading our neighborhood on a regular basis with out care or awareness of their impact. They're all on "vacation" while we're dealing with everyday life.

The facts are, despite your best efforts, you cannot and are not enforcing the codes regulating short-term rentals. You don't have the man power, or financial resources. If you think enforcement is leaving a message over the weekend, waiting for one of three code enforcement officers to respond, it speaks poorly of your plan. You've left communities and homeowners, taxpayers to police this horrible scheme. This is an unfair burden.

I'm not fully against Short-Term Rentals. Wapato Point Resort, and The LookOut are prime examples of neighborhoods developed for the very purpose, with buyers fully aware of what they are buying into. Please confine this sort of investment scheme to developments that offer them. But to have your 25 year old neighborhood of 25 homes, now dealing with two (2) STR's with growing fear of more, it's sickening as you watch the charm of your community die.

I'm a lands rights guy. But not at the expense of neighbors.

Further, by allowing these STRs in the capacity you are, you continue to deplete any affordable housing opportunities that may exist. We're just pitching it in the wind.

Please think of longtime Chelan County tax paying residents.

All that said, I'm grateful and appreciate the work you do.

Respectfully submitted,

Jeff Conwell

**From:** [Debbie Conwell](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Tuesday, September 12, 2023 6:25:24 PM  
**Attachments:** [Comment on 2023-260 code amendments.msg](#)

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External Email Warning! This email originated from outside of Chelan County.



**From:** [Cindy Smith](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Tuesday, September 12, 2023 2:27:57 PM

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**External Email Warning!** This email originated from outside of Chelan County.

My name is Cynthia Smith, and I am a resident of Manson. In the 22 years that we have been here, we have seen an explosion of unregulated growth. There seem to be many loopholes that developers can squeeze through, and the County looks the other way.

This change in the planning code is another example looking the other way, as developers try and destroy our valley for the money. Chelan County in the Manson area has seen uncontrolled growth for the past several years. There has, however, been no change in our infrastructure. In Manson there are still 4 very small restaurants, one small grocery store and two gas stations. When summer comes and the tourists descend like locusts, the folks who live here must go to Wenatchee to find food and a place to have dinner that is not overrun with tourists. There needs to be a limit on the effort to "get heads in beds". Several businesses this year have stopped advertising because they can't handle any more people. They are short staffed, and the staff they have are unable to find an affordable place to live because of the spike in housing prices due to everyone getting on the bandwagon for STR's.

Many people worked extremely hard to get the STR regulations in place that we have now. This is still a work in progress, with the bugs still being worked out. To exempt this small scale recreational or tourist use from the existing regulations and make it easier for them is ludicrous. The zoning needs to stay the same as it is now. The infrastructure must have a chance to catch up. Otherwise, there will be no small towns left. The people who make the small towns what they are, the volunteers, the teachers, the people who live here will be priced out of their own homes. It is already happening.

Please consider the people you represent in this County, not the developers.

Thank you  
Cynthia Smith  
1190 Summit Blvd  
Manson, WA 98831

**From:** [Tawnee Melton](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Tuesday, September 12, 2023 1:27:02 PM

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**External Email Warning!** This email originated from outside of Chelan County.

**I don't want my home and neighborhood developed into short-term money-makers for people that often don't even reside here. This is my home where I raise my children, please leave us this space to simply live.**

**Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.**

**Sincerely,  
Tawnee Melton**

**From:** [Tawnee Melton](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Tuesday, September 12, 2023 1:27:02 PM

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**I don't want my home and neighborhood developed into short-term money-makers for people that often don't even reside here. This is my home where I raise my children, please leave us this space to simply live.**

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**Sincerely,  
Tawnee Melton**

**From:** [Brad Schmidt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:06:46 AM

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External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Brad Schmidt  
8201 Mountain Home Road  
Leavenworth, WA. 98826

**From:** [Jane Schmidt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:02:44 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Gibbons Family Trust  
Riverbend Drive  
Leavenworth

**From:** [Mountain Home Lodge](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 9:56:55 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Commissioners,

It's been brought to our attention that the Chelan County Planning Commission on a split vote is recommending a change to the land use category "Small Scale Recreational and Tourist Use".

This would seem to provide a significant loophole for all the hard work you have done for the much needed regulations for STR's. Except for a small minority of developers, this change would be opposed by the vast majority of Chelan County residents along with the existing STR owners and current CUP holders who have all gone through significant work and expense to comply with the existing codes. To our knowledge, there are minimal complaints about the existing codes, this will likely change that and we assume the County Commissioners have reached out to the District Attorney for legal direction.

Therefore, we would strongly recommend there is no change to the existing code.

Thank you,  
Schmidt Family Trust

**From:** [lam](#)  
**To:** [Steve Keene; CD Comment](#)  
**Cc:** [Peshastin Community Council](#)  
**Subject:** RE: Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 9:48:40 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Well said, Steve. Thank you!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Steve Keene <[stkeene@peshastin.org](mailto:stkeene@peshastin.org)>  
**Date:** 9/10/23 11:10 PM (GMT-08:00)  
**To:** [cd.comment@co.chelan.wa.us](mailto:cd.comment@co.chelan.wa.us)  
**Cc:** Peshastin Community Council <[communitycouncil@peshastin.org](mailto:communitycouncil@peshastin.org)>  
**Subject:** Comment on 2023-260 code amendments

Dear Commissioners Overbay, Gering, and Smith,

The residents of Peshastin have been struggling for years, since 2006, to maintain residential zoning for single and multifamily dwelling. In creating the codes for the Peshastin UGA, the first ever in the state of Washington to have been proposed from the residents up to a county government rather than the other way around, Peshastin has endeavored to maintain the family nature of our community and support for the people who actually live and work here.

I know you're well aware of the tribulation the entire county went through to develop the current zoning codes regarding short term rentals (STRs), and how hard the residents of Peshastin fought to keep STRs out of our residential zones. We were pleased when the Commissioners agreed to keep all three residential zones within the Peshastin UGA free of any new STRs. We weren't so happy that three existing STRs that were established in violation of the original UGA zoning codes were allowed to continue.

Now, due to proposed changes to Sections 11.93.370 subsections 3 and 4, we see absentee owners of properties seeking to circumvent some of the hard fought restrictions on uses in residential zones and foresee even further erosion of family oriented neighborhoods and affordable housing for our working people; people who actually live here.

The very first paragraph in Chelan County Code 11.88.290, states the primary purpose of the short-term rental regulations; "Short-term rental use is a commercial use. Where excess rental units exist in residential communities, it has been shown to be detrimental to the affordable residential housing inventory and adversely affect the residential character of those neighborhoods."

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would

significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet **anywhere in the county**. Many of the residential lots within the Peshastin UGA R1, R2, and R3 zones, are sized above 12,000 square feet (less than 1/4 acre). This arbitrary change creates a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you for your consideration.

Sincerely,

Steve Keene, member



Peshastin Community Council  
PO Box 711  
Peshastin, WA 98847-0711  
[communitycouncil@peshastin.org](mailto:communitycouncil@peshastin.org)  
[www.peshastin.org](http://www.peshastin.org)



**From:** [Siri Healy](#)  
**To:** [CD Comment](#)  
**Subject:** Please retain the requirements for a 10 acre minimum project area for tourist accommodations  
**Date:** Monday, September 11, 2023 12:31:14 PM

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*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Sincerely,  
Siri Healy  
9625 embroden Rd, Leavenworth, Wa 98826*

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...

(509) 433.1211  
[siri@sirijewelry.com](mailto:siri@sirijewelry.com)

My AirBnB rental:

<https://airbnb.com/h/heavenworth-hideaway-rental-leavenworth-wa>

**From:** [Jennifer Beauvais](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:33:04 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To Chelan county commissioners,

Please reject changes to 2023-260 amendment Section 11.93.370 subsections 3 and 4. These changes will significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. The changes will create a huge loophole that will enable short term rental owners to avoid the strict standards of Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Please work for the residents and neighbors that live and work in this wonderful community. If you do not address the housing crisis that exists in Chelan county we will eventually not have people that can afford to live and work here. Take care of our community. It is unbelievable that the hard work that this community has done to have actual Short Term Rental codes is being ignored. Please do what is right for this community that lives and works here.

Sincerely,  
**Jennifer Beauvais**  
**258 Park Ave.**  
**Leavenworth, WA 98826**

**From:** [lnmusick@gmail.com](mailto:lnmusick@gmail.com)  
**To:** [CD Comment](#)  
**Subject:** Short term rentals  
**Date:** Monday, September 11, 2023 10:57:48 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Chelan County board of Commisioners,

I have been a Leavenworth resident since 2012. Short term rentals have drastically changed our community in a negative way. I am a current employee at our local hospital and short term rentals have affected our ability to find workplace housing for nurses and medical assistants. Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Lauren Musick  
211 Cherry street  
Sent from my iPhone

**From:** [John Neff](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 3:17:25 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Board of County Commissioners,*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4.*

*These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*We are greatly disturbed that there has been no justification provided for these changes, yet the effects of such changes are profoundly negative for quality of life for Leavenworth residents. We have lived here for 12 years and experienced the recent years huge increase in traffic snarls, speeding, littering, noise from Short Term Rentals and more. Here you are proposing to dramatically increase all those factors. For whose benefit? Certainly not we current residents.*

*Thank you,*

*John Neff  
Titus Road.*

**From:** [Mike Watkins](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 5:32:22 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern,  
I strongly endorse the changes to the current code as additional housing and facilities bring progress and vitality to the area.

Mike Watkins  
15414 Cedar Brae Rd.  
Leavenworth WA 98826

**APPROVED**

**From:** [Kathryn DeMeritt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 8:17:27 PM

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Hope I am not too late to comment. I live in Kahler Glen. We call ourselves a resort community. Recently we were asked to vote on allowing more than the 6% allowed short-term rentals, with our community being separated into condos, front nine homes, and back nine homes. We in the back nine homes were told we needed 100% of the homes to vote yes to allow that, while our community covenants require somewhere around a 67% approval. It is nearly impossible to get a 100% vote on anything!

A developer who lives in Kahler Glen and who had purchased the golf course business and athletic club is/was counting on rental homes to bring in business. He is/was planning to offer oversight of rental properties to mitigate issues. Our neighbors were denied their STR because they were late in submitting the proper paperwork and were told Kahler Glen already has too many short term rentals. My husband and I just built a new home here and are trying to sell our other back nine home, but house sales have plummeted in the region, partly (mostly?) due to your short term rental rules. We are retired and our home not selling is financially devastating.

**Kahler Glen should be an exception to your rules since we are a resort community.** At the very least you should honor our bylaws and allow voting to be at the same threshold at our covenants.

Thanks for your consideration.

~Kathryn

**From:** [Kathryn DeMeritt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 8:17:27 PM

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A developer who lives in Kahler Glen and who had purchased the golf course business and athletic club is/was counting on rental homes to bring in business. He is/was planning to offer oversight of rental properties to mitigate issues. Our neighbors were denied their STR because they were late in submitting the proper paperwork and were told Kahler Glen already has too many short term rentals. My husband and I just built a new home here and are trying to sell our other back nine home, but house sales have plummeted in the region, partly (mostly?) due to your short term rental rules. We are retired and our home not selling is financially devastating.

**Kahler Glen should be an exception to your rules since we are a resort community.** At the very least you should honor our bylaws and allow voting to be at the same threshold at our covenants.

Thanks for your consideration.

~Kathryn

**From:** [Sandy](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:15:03 AM

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External Email Warning! This email originated from outside of Chelan County.

Planning Commission:

As a homeowner in Manson who cares about neighborhoods and our community, I am appalled at this new proposal from you. You are putting money above families and communities who have always been the backbone of this county. Shame on you!

If you want to make a difference in this county and believe in the future, take your hands out of your wallets and really care.

Sandy Duvall  
140 Roses Lake Lane  
Manson, WA

Sent from my iPhone



**From:** [william.lockinger@frontier.com](mailto:william.lockinger@frontier.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:20:08 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*William Lockinger  
2477 Salal Drive  
Leavenworth, WA*

**From:** [P. Lockinger](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:25:00 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

Regards,

Peggy Lockinger  
2477 Salal Drive  
Leavenworth, WA

Sent from [Mail](#) for Windows

**From:** [gwwilson@nwi.net](mailto:gwwilson@nwi.net)  
**To:** [CD Comment](#)  
**Subject:** Proposed revision to Chapter 11.93.370  
**Date:** Thursday, August 24, 2023 7:39:21 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Members of the Planning Commission:

I write to you today about the proposed revision of Chapter 11.93.370 of the County Code, relating to small scale recreational or tourist facility use, which is currently pending before the Planning Commission. The change would apparently permit "Retreat Facilities" up to 7000 square feet in any building zone including residential neighborhoods.

My concern is this- under the proposed revision to the Code, the structure on Lake Wenatchee Highway known as the Omnia Lodge would be allowed to operate as a retreat center, retreat facility or whatever the correct terminology is. The total square footage of the structure as taken from the building permit is 9055 square feet. Deduct from that, however, the patios and garage space Deanna Walter tells me is not to be included, and the combined square footage of the main floor, 2<sup>nd</sup> floor and basement to be considered under the code is 6841. This would qualify it under the proposed revision to operate as a commercial retreat center, retreat facility or whatever.

The builders of this structure outright and deliberately lied on their building permit application about the intended use of the property, stating that it was to be a "single-family residence to be used for personal use, non-rental". (It sleeps 58 people) The owners/operators subsequently made the same representation verbally to Community Development personnel. The site later advertised on it's own website "Delight in the beauty and serenity of Leavenworths most glamorous vacation rental" I have photos of the place while events were in progress, with guests vehicles blocking neighbors roads and any possible access by emergency vehicles. A neighbors mailbox was torn down to facilitate access.

Commercial operation of the facility was shut down by Community Development and the Appeal of that action to the Hearing Examiner resulted in his affirmation of the shut-down, the Hearing Examiner stating "One cannot prove legal operation with records from an operation that was not legal".

It's not right that operation of this place should now be facilitated, legitimized and rewarded by the County after all the deliberate deceit and the expense the county incurred in shutting it down. The conditions there have not

changed- the access and parking is very restrictive, the neighbors are still very close and the property is in a strictly residential zone. Those factors would seem to be a rather definitive answer as to the legitimacy of they're being allowed to operate a large facility there but apparently not.

I understand from Deanna Walter that the proposed code revision was drafted by or with the involvement of the operators of the Leavenworth Lodge on US 2. I empathize with their situation and wish them well but to adopt this revision solely to accommodate them would also open the door to operation by the Omnia Lodge. That should not be. Given their near proximity to the large Smallwoods Harvest and the Silvara Winery why do the Newells/Leavenworth Lodge not apply for a zoning change? They are, after all, truly in a commercial area with those other enterprises operating in their close proximity.

Thank you for your consideration of these points.

George Wilson

15440 Cedar Brae Road. Lake Wenatchee

**From:** [Kirvil Skinnarland](#)  
**To:** [CD Comment](#)  
**Subject:** BOCC comment  
**Date:** Tuesday, September 5, 2023 2:49:07 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

On behalf of the Residents Coalition of Chelan County, I am requesting that the public hearing and the public comment period for File # CTA 23-260 be extended to September 19<sup>th</sup>. This issue is in regard to the code changes for Small Scale Recreational and Tourist Use. There is considerable public interest in this code change and unfortunately the public hearing notice came out right before the Labor Day weekend. Residents need additional time to review the changes adopted by the Planning Commission so they can testify and/or submit written comments to your Board.

If possible, it would be helpful to know by Friday if this request will be granted so we can alert our membership.

Thank you.

Sincerely,

Kirvil Skinnarland  
President

**From:** [David Stoller](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 6:36:50 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Board of County Commissioners,*

*I am writing to encourage you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Respectfully  
David Stoller  
Plain, WA*

Sent from my iPhone

**From:** [Patti Bosket](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on proposed changes  
**Date:** Wednesday, September 6, 2023 6:40:50 PM  
**Attachments:** [patti bosket logo.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

*Chelan County Commissioners,*

*Thank you for the opportunity to provide comment on this proposed change. As a resident of Eagle Creek Rd. in Leavenworth, I am already impacted by multiple Short Term Rentals in this small valley. I am stating in the strongest terms my desire that you would reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly impact the quality of life negatively for residents in all of Chelan County. This change seems motivated by greed. This focus on bringing more tourists and allowing out of the area property owners to continue to reap the benefits without caring about the community is just not sustainable nor wise. There is no place for residents to live and the development of properties into businesses makes it so no one can afford to live here.*

*Thank you for your time,*

Patti Bosket  
Instagram Aunatureldesigns  
509.433.1065

**PATTI BOSKET**  
— au naturel —

**From:** [mkboley@comcast.net](mailto:mkboley@comcast.net)  
**To:** [CD Comment](#)  
**Subject:** "Comment on 2023-260 code amendments"  
**Date:** Wednesday, September 6, 2023 6:47:57 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to section 11.93.370, subsections 3 and 4.  
Please respect and keep in mind the impact it will have on the families who make Chelan County their home.  
Please retain the requirements for a 10-acre minimum project area for tourist accommodations and a 20-acre minimum project area for associated residential dwellings.  
Please do not make ANY of these harmful changes.  
Thank you.  
Mary Boley  
Property owner in Chelan County



**From:** [David Morgan](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 8:15:22 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you.

David Morgan  
10405 Titus Rd  
Leavenworth

**From:** [joe bill hill](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 8:43:35 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern,

I ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you,  
Joe Hill

**From:** [MC Bach](#)  
**To:** [CD Comment](#)  
**Subject:** REJECT changes to Sections 11.93.370 & subsection 3 & 4  
**Date:** Wednesday, September 6, 2023 9:03:38 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners:

REJECT changes to the Short Term Rental Code, Section 11.93.270 and subsections 3 & 4. Reducing the minimum land areas for small scale recreational and tourist uses and allowing short term visitor accommodations goes against everything we, the permanent residents of the county, fought so hard against. So many compromises were made that for your body to come back in such a short time to proffer these changes is insulting to all of us citizens and suggests that you are giving in to continued pressure from those with opposing interests. We've had first hand experience with short term visitors who do not feel the need to follow any rules with regards to outdoor fires, trash disposal, loud amplified music or parking limitations. In the time it takes to have the complaints acted on, the visitors have done their damage. The fabric of our community is destroyed by those who do not wish to honor nature, neighbors, codes or laws. There are many reasons the code was fought hard to attain; and we were up against a great deal of outside money & interests. Please reject these proposed changes as they are not in line with what you agreed to when the Short Term Rental Code was put in place.

*Mary Catherine Bach  
1123 Dempsey Road  
Leavenworth, WA  
Chelan County*

**From:** [Jerry Becker](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:17:45 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Sirs: Apparently you do not live near any short term rental properties. We lived on the north shore of Lake Wenatchee and have for 21 years. All of the negative comments and concerns provided by opponents of STR's over the years are true. They degrade our communities. Your vote on the upcoming changes to the code will determine whether our communities continue down the path to desecration by renters who have no concern for the ambiance of our mountain communities. Money talks and the greed of Chelan County for increased tax revenues is appalling...How much at any cost. If you really cared about our lands, you would not bend to the lobbyists that frequent your offices touting increased revenues for the county and tout the need for more freedom/rights of owner parties. Ethics should reign. You need to have a backbone and be able to take the pressure and resist these changes.

*Reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Jerry Becker  
Lake Wenatchee, WA  
[beckergl@comcast.net](mailto:beckergl@comcast.net)  
2066183520*

**From:** [Stephanie Kuch](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:27:28 PM

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External Email Warning! This email originated from outside of Chelan County.

To those making decisions about code amendments,

I wish to express my opinion that the proposed amendments to this code should not be adopted. As a resident of Icicle Rd. in Leavenworth, I am already surrounded by short term rentals, Sleeping Lady and the summer theater at the fish hatchery, not to mention the high level of traffic for the recreation opportunities. Any proposal to make further allowance for additional tourists activities and accommodations is putting all profits ahead of any community residents. I stand firmly opposed to the proposed amendments.

Sincerely,

Stephanie Kuch

**From:** [Tom](#)  
**To:** [CD Comment](#)  
**Cc:** [Patricia Baranouskas](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:47:10 PM

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**External Email Warning!** This email originated from outside of Chelan County.

**Regarding a proposed action by the County Planning Department and Planning Commission to amend the Chelan County zoning code:**

**Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the recently enacted Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.**

**Tom & Patricia Baranouskas  
2219 Riffle Dr  
Leavenworth, WA 98826**

**From:** [cnhdeems](#)  
**To:** [CD Comment](#)  
**Subject:** Please reject proposed changes to codes 11933703 & 11933704 for water sake  
**Date:** Thursday, September 7, 2023 1:05:46 AM

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**External Email Warning!** This email originated from outside of Chelan County.

DEAR Commissioners,

Please note that we of Lester Addition (Fir Road at Lake Wenatchee) request that you reject allowing lodges and similar short term visitor accommodations to be sited on parcels as small as 12,000 square feet (1/4 acre) in all of Chelan County. We also question the District Use Chart that would allow this activity in all residential areas. Lodges in small neighborhoods are not a good fit. We demand that our rights as long term residents, tax payers and voters be protected and we will seek legal consultation.

Specifically, our concern, besides the increase problems with parking as well as the risks associated with transient occupants who have no knowledge or regard for neighborhood property, covenants or fire district regulations disrupting residential lives as well as requiring law enforcement interventions, is that our limited water resources and infrastructure of many chelan county neighborhoods, especially ours, will not support this increase need/use. Overuse of water resources would be catastrophic causing all residents to suffer water shortages or outages potentially even permanently. An area without water would definitely suffer property value/insurance coverage losses.

We already experience issues with water pressure and water availability due to recent subdivision and development on our street and within our water district. We have been asked by the LWWD commission to conserve water and this started in July. Our area has no fire hydrants (rather we have flushing stations) due to the mismatch of line sizes-old 2" and 4" piping connecting to larger 6 and 8" piping, and it is suspected that our wells for the LWWD might be at capacity.

The codes that have been quickly amended and proposed by your commission are simply not acceptable as written. We feel the broad loophole allowing lodges in neighborhoods on conditional use permits (what are these again???) will open up our neighborhood for unsavory development leaving us waterless. This is unjust and jeopardizes the lives of residents that have invested in this community and the current quiet and safe water conserving culture.

Please respond to this letter and reject these changes for water's sake.

Sincerely,

Helen & Curtis Deems

SA

Sent from my Verizon, Samsung Galaxy smartphoneui p

**From:** [Anna Milner](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 5:35:00 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I am unable to attend the hearing on Sept 12th at 10:15 am and therefore am sending my comments by email. I am a full-time resident at 171 Dempsey Rd in Leavenworth and am very concerned about proposed changes to the land use category “Small Scale Recreational and Tourist Use”.

I respectfully urge you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping changes.

Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings. My quality of life is at stake.

Respectfully,  
Anna Milner  
171 Dempsey Rd.  
Leavenworth



**From:** [Chris Coz](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 6:13:56 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Commissioner's,  
Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

Chris

**From:** [Don Bottoms](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendment  
**Date:** Thursday, September 7, 2023 6:35:33 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I hereby ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

--  
Best Regards,

Don Bottoms  
Plain WA, USA  
4252417718

**From:** [willis](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:02:30 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I ask the Board of County Commissioners to:

<!--[if !supportLists]-->1) <!--[endif]-->Reject this plan in its entirety as proposed and use the existing zoning code & guidelines to prevail as they provide adequate ability to petition for a zoning change from residential to commercial/recreational (or other zoning) and maintain existing codes to govern development under the petitioner's request. Residential zoned areas must not be compromised/alterd to allow loopholes that provide living spaces outside the existing codes governing the protection and preservation of our neighborhoods and residential zoned parcels. Recreational activities in this proposal are plain and simple commercial activities which must be evaluated on their merits as a commercial activity and governed by existing codes.

<!--[if !supportLists]-->2) <!--[endif]-->And specifically reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short-Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10-acre minimum project area for tourist accommodations, and a 20-acre minimum project area for associated residential dwellings.

Thank you for considering this request.

Willis Flood 12240 Ski View Ln, Leavenworth WA

**From:** [James Haberberger](#)  
**To:** [CD Comment](#)  
**Subject:** Planning Commission Comment  
**Date:** Thursday, September 7, 2023 8:05:14 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank You,  
James Haberberger  
242 Park Ave.  
Leavenworth, WA

**From:** [Jane Lee](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:06:18 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners-

This email is to request that you reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Jane Lee

10190 Suncrest Dr.  
Leavenworth, WA 98826

**From:** [Bridget Ryan](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:25:42 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners,

I am writing to ask that you **reject the changes to Sections 11.93.370 subsections 3 and 4** when it comes before you Tuesday September 12th.

These changes create a loophole that would allow short-term rental owners to evade the Short Term Rental code which could erode the small community many of us cherish as home. Please consider your residents as your top priority, not tourists or business owners who strive to profit off tourists at the expense of their neighbors. As a healthcare professional who works extremely hard to create a living, creating loopholes for short-minded business owners to make a quick buck at the expense of their neighbors is a hard pill to swallow. Please consider the effect changes like this would have on your community and neighbors.

Thank you,  
Bridget Ryan  
509 Birch Street  
Leavenworth, WA

**From:** [Gina Zadra Walton](#)  
**To:** [CD Comment](#)  
**Subject:** 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:47:54 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I write to urge the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. The area around Lake Wenatchee, and much of Chelan County, requires serious and long term consideration of urban planning. Past legislation reducing short term rentals is critical to retain.

The proposed changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

-Gina Walton  
20916 Stellerwood Drive  
Leavenworth WA

**From:** [Drovdahl, Bob](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:52:53 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Commissioners:

We own a home on the south shore of Lake Wenatchee (Cedar Brae Road) and wish to express our concern about the code amendments to the "Small Scale Recreational and Tourist Use" category of land-use, currently under consideration by the commissioners.

The role of Short-Term Rentals (STRs) in Chelan County has been an issue you have worked on over the past few years. After a long process you came to a compromise policy. We live on a shared driveway, well, and septic system with three others homeowners. None of us are full-time residents, but thankfully, no homeowner uses their property for short-term rental. It would definitely change the homeownership experience.

The proposed changes currently under consideration seem to put the STR compromise policy at risk by creating a loophole for those who wish to advance and increase STR activity in Chelan County. Please reject the proposed amendments or rework the amendments to insure the potential for STR activity is not affected by any change.

Thank you,

Robert Drovdahl

15761 Cedar Brae Rd.

Leavenworth, WA



**From:** [joshuawoods124@gmail.com](mailto:joshuawoods124@gmail.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 9:09:46 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners –

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Regards -

Joshua Woods

**From:** [Matthew Carlisle](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 9:30:37 AM

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External Email Warning! This email originated from outside of Chelan County.

Please do not weaken restrictions on STRs by allowing back door short term rentals through these code modifications. Even via a CUP, these properties will proliferate and eventually you will end up closing the loophole anyway. The county and residents worked hard to push back on the vacation rental industry and should not have to keep commenting and pushing back time and time again.

I recently spent some time in Harrison, ID. I was there mid week and commented to the owner of the hotel that it seemed quiet in town compared to my previous experience. She told me that since COVID so many properties have sold to out of town investors and that nobody really lives there any more. She said it was packed on the weekend and then dead during the week, even in mid summer. By now it should be obvious that having more STRs weakens neighborhoods and creates a weekend-only tourism economy. It should also be obvious that the restrictions put in place didn't damage tourism as it appears to be alive and well. The scare stories of the STR industry did not come to pass, and the sob stories from a few own of town investors that bought too big of a weekend home are not my problem, or the problem of our residents.

Thank you for reading my comment.

Matthew Carlisle

Leavenworth \*city\* resident, that moved out of Plain partly due to the awful STRs that surrounded me.

**From:** [Scott Mitchell](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Thursday, September 7, 2023 9:40:19 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of Directors,  
As a long time citizen of Chelan County and active member of the Leavenworth community, I am writing to express my opposition to the proposed changes allowing commercial business to operate on any size lot in the county areas already zoned as residential.

The charm and appeal of Chelan County diminishes a little bit with each and every cheesy "make money quick" business and/or VRBO that occupies much needed residential land space. The infrastructure and ability to support the growing number of short term visitors is already stressed.

Please be balanced and forward thinking with smart plans for future growth that have the support and backing of the residents and tax payers of this county. Cities divide residential and commercial zones for good reasons, please don't sacrifice our own citizen's quality of life in the name of profit.

Thank you for your consideration,  
Scott Mitchell  
7895 E Leavenworth Rd.  
Leavenworth WA. 98826

**From:** [Mimi Reid](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 10:08:53 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To the County Commissioners:

I have concerns about potential changes brought forward by the Community Development Department and the Planning Commission to Sections 11.93.370 subsections 3 and 4 and hope you reject them. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. This is very concerning as we've worked so hard to establish these standards. Please retain the requirements for a 10 acre minimum project area for tourist accommodations and a 20 acre minimum project area for associated residential dwellings.

Thank you,

Mimi Reid  
17751 N Shore Dr.  
Leavenworth, WA

**From:** [Mary MORGAN](#)  
**To:** [CD Comment](#)  
**Subject:** planning Commission Comment  
**Date:** Thursday, September 7, 2023 10:10:57 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Sent from [Mail](#) for Windows

I am opposed to the new small scale recreational and tourist use, planned to be allowed. It was a Split vote. Sorry I may not be using the right words above, but hopefully you understand I do not want your

New idea of regulations reducing lot size and it could be in anything tent, storage unit etc. What are you thinking?

I live here full time, and pay taxes, vote, and support our community. What are you thinking!!!  
We already have too many short term rentals! I live next to a rental and it is a pain. Some of the people, think  
They get over here and there are no Rules!

Please, value us before the tourists, do not ruin this beautiful place

You are to be working for us

Mary Morgan

**From:** [Michael Kirk](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Planning Commission Comment to Comment on 2023-260 code amendments ----Sections 11.93.370 subsections 3 and 4.  
**Date:** Thursday, September 7, 2023 10:11:32 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet.*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you.*

*Mike Kirk  
P.O. Box 92  
1546 Santana Dr.  
Manson. WA. 98831*

*509-433-8800*

**From:** [John Fishburne](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023 - code Amendments  
**Date:** Thursday, September 7, 2023 10:23:29 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Honorable Chelan County Commissioners,  
I encourage you to reset the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Respectfully,  
John Fishburne  
(509) 670-8635*

***Rotary District 5060 Interact Chairman***

**From:** [Keith Tower](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Friday, September 8, 2023 10:30:27 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

I would like to request that the Board of County Commissioners reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

To do otherwise would saddle all of the residents of the county to the threat of more and more short term rentals and further deterioration of the neighborhoods. I am reminded of the old quote, "Your liberty to swing your fist ends just where my nose begins". By allowing these changes you are allowing the greedy, non-resident neighbors to hit their neighbors nose, just for the sake of making more money. You allowed restrictions on outdoor pot grows because of the detriment to the neighborhoods. I don't see where this is any different. If this is allowed, at some point, there will be no single family residences left in the county.

Keith and Jody Tower  
Leavenworth





Thanks,

Keith Tower-Tower designs, Inc.  
P.O. Box 2022  
Leavenworth, WA 98826



2. Unrestricted development and operation of STR's has negative effects on residential neighborhoods. Short term renters are on site to have a good time and frequently do not conduct themselves as real neighbors do. There are frequent loud parties with outdoor music and other activities that are disruptive in a residential environment. Neighborhood residents are themselves powerless to get these visitors to tone it down, as the visitors are usually uncooperative and even belligerent if confronted in any way.
3. It is really unreasonable for neighbors to have to deal with the stresses inflicted upon them by the operation of commercial STR's in their neighborhoods. Not only are residents sometimes unable to enjoy being out of doors in their own neighborhoods, but there also is an alienating loss of the supportive sense of neighborhood where residents know each other and can be relied upon socially and for occasional help.

The STR Ordinance has given residents some relief from formerly unrestricted development and operation of STR's while allowing a substantial number of these facilities to exist. It is a best attempt to balance the interests of the STR operators and of the residents and it will have positive effects on communities in the county if it is not rendered useless by the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code.

If your proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code are implemented, the efficacy and value of Chelan County STR ordinance will be effectively destroyed.

1. The 6% limit on short term rentals will be circumvented by unrestricted numbers of "lodges" registered under the newly revised Small Scale Recreational and Tourist Code. STR's that failed to get grandfathered under the STR ordinance will get Conditional Use permits as "lodges" instead. Any owner or buyer of a second home will be able to register as such by meeting the sparse and simple standards required. There is nothing in the new code that will allow the county to deny a conditional use permit application by virtually any applicant. The regulatory requirements of the applicable code are very general and even vague.
2. Housing costs will continue to escalate because of non-resident demand for second homes, financed by revenue from short term rentals of those homes.
3. The consequent increase in home prices and the reduction in the supply of affordable homes for residential occupancy will further aggravate the existing shortage of affordable housing for workers in the tourist industry. It doesn't make sense to offer regulation to make second home ownership more affordable and to thus decrease the supply of affordable housing. The county is, in this action, preferring to satisfy the aspirations of more residents of other counties to own second homes in Chelan County at the expense of reducing the supply of affordable housing for residents who live and work in Chelan County. This action is socially irresponsible as it further reduces the supply of affordable housing in the county, which is a pressing need for people live, work, and vote in the county and are struggling financially to make ends meet. This situation has been getting worse and this action by the Chelan County government will further aggravate the situation. Employers in the tourist industry in Chelan County are

now having difficulty hiring adequate staff because of housing costs in the tourist community prevent potential employees from living nearby and the hourly pay doesn't support long commutes.

In summary, the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code will, if implemented, will have disastrous effects on the efficacy of the Chelan County STR Code, which was developed by the earnest efforts of the citizens of Chelan County and the participants in the business and real estate sectors of the economy. It is very hard for me to accept that the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code were consciously written to achieve the ends that will follow. I cannot express the feelings that I have related to this situation. These proposed revisions show considerable disregard of the needs of the residents of this county.

Thank you for considering this letter, if you will.

Alan Hunt

Resident of Chelan County



**From:** [Brad Schmidt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:06:46 AM

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External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Brad Schmidt  
8201 Mountain Home Road  
Leavenworth, WA. 98826

**From:** [Jane Schmidt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:02:44 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Gibbons Family Trust  
Riverbend Drive  
Leavenworth

**From:** [Mountain Home Lodge](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 9:56:55 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Commissioners,

It's been brought to our attention that the Chelan County Planning Commission on a split vote is recommending a change to the land use category "Small Scale Recreational and Tourist Use".

This would seem to provide a significant loophole for all the hard work you have done for the much needed regulations for STR's. Except for a small minority of developers, this change would be opposed by the vast majority of Chelan County residents along with the existing STR owners and current CUP holders who have all gone through significant work and expense to comply with the existing codes. To our knowledge, there are minimal complaints about the existing codes, this will likely change that and we assume the County Commissioners have reached out to the District Attorney for legal direction.

Therefore, we would strongly recommend there is no change to the existing code.

Thank you,  
Schmidt Family Trust



**From:** [lam](#)  
**To:** [Steve Keene; CD Comment](#)  
**Cc:** [Peshastin Community Council](#)  
**Subject:** RE: Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 9:48:40 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Well said, Steve. Thank you!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Steve Keene <[stkeene@peshastin.org](mailto:stkeene@peshastin.org)>  
**Date:** 9/10/23 11:10 PM (GMT-08:00)  
**To:** [cd.comment@co.chelan.wa.us](mailto:cd.comment@co.chelan.wa.us)  
**Cc:** Peshastin Community Council <[communitycouncil@peshastin.org](mailto:communitycouncil@peshastin.org)>  
**Subject:** Comment on 2023-260 code amendments

Dear Commissioners Overbay, Gering, and Smith,

The residents of Peshastin have been struggling for years, since 2006, to maintain residential zoning for single and multifamily dwelling. In creating the codes for the Peshastin UGA, the first ever in the state of Washington to have been proposed from the residents up to a county government rather than the other way around, Peshastin has endeavored to maintain the family nature of our community and support for the people who actually live and work here.

I know you're well aware of the tribulation the entire county went through to develop the current zoning codes regarding short term rentals (STRs), and how hard the residents of Peshastin fought to keep STRs out of our residential zones. We were pleased when the Commissioners agreed to keep all three residential zones within the Peshastin UGA free of any new STRs. We weren't so happy that three existing STRs that were established in violation of the original UGA zoning codes were allowed to continue.

Now, due to proposed changes to Sections 11.93.370 subsections 3 and 4, we see absentee owners of properties seeking to circumvent some of the hard fought restrictions on uses in residential zones and foresee even further erosion of family oriented neighborhoods and affordable housing for our working people; people who actually live here.

The very first paragraph in Chelan County Code 11.88.290, states the primary purpose of the short-term rental regulations; "Short-term rental use is a commercial use. Where excess rental units exist in residential communities, it has been shown to be detrimental to the affordable residential housing inventory and adversely affect the residential character of those neighborhoods."

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would

significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet **anywhere in the county**. Many of the residential lots within the Peshastin UGA R1, R2, and R3 zones, are sized above 12,000 square feet (less than 1/4 acre). This arbitrary change creates a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you for your consideration.

Sincerely,

Steve Keene, member



Peshastin Community Council  
PO Box 711  
Peshastin, WA 98847-0711  
[communitycouncil@peshastin.org](mailto:communitycouncil@peshastin.org)  
[www.peshastin.org](http://www.peshastin.org)

**From:** [Steve Stroud](#)  
**To:** [CD Comment](#)  
**Subject:** "Comment on 2023-260 code amendments".  
**Date:** Saturday, September 9, 2023 8:47:27 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners-

Please reject the proposed changes to Sections 11.93.370 subsections 3 and 4 of the Short Term Rental Code.

Please take action that will protect the property rights of local residents and residential neighborhoods.

After years of efforts to protect residential neighborhoods AND support the commercial STR industry, The STR Code reached a negotiated compromise that did just that.

Please leave the current code intact – it allows local residents (like me) to have some peace and stability in our homes and neighborhoods.

Thank you

Steve Stroud  
12620 Ranger Rd  
Leavenworth WA 98826

I also own a home which is rented to a family as a long term rental at-  
10587 Fox Rd  
Leavenworth WA 98826  
509-433-8109

Sent from [Mail](#) for Windows

**From:** [Paul Rawlins](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Saturday, September 9, 2023 6:37:47 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners:

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes.

Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings. Thank you.

Sincerely,  
Paul and Elizabeth Rawlins  
2218 Riffle Drive  
Leavenworth, WA 98826

**From:** [Mary Steeber](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 6:22:03 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please encourage the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes negate the positive outcome of the current Short Term Rental codes for our community. The changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. They would create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Please consider these requests in preserving our community.

Mary Steeber

**From:** [Tim Worcester](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 6:16:08 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Sent from [Mail](#) for Windows  
Commission members,

I have owned property in Chelan County since 1972, and my wife and I have been part-time residents since that time. We currently own a home in the Whispering Pines neighborhood, and have never, and will never use it as a STR.

Our neighborhood is zoned for STR usage, and we have several units close by. We have learned to tolerate them, but sometimes they can disrupt the quality of our neighborhood. We were pleased to see the new regulations that were put in place about a year ago that seemed to better manage the situation.

We are writing this message to register our strong REJECTION of any changes to the current regulations that would allow more STR units to be created by special use applications.

I have attached the specific concerns stated in the recent news letter from the Residents Coalition of Chelan County:

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

I appreciate your consideration of my concerns regarding this matter.

Tim and Jan Worcester

**From:** [Barbara Rossing](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on proposed 2023-260 code amendments-- please vote no!  
**Date:** Saturday, September 9, 2023 5:02:14 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners

Please reject this Code Amendment; please reject the changes to Sections 11.93.370 subsections 3 and 4.

I testified also in person to the Planning Commission in July and am very sad to hear they and Community Development are moving this terrible idea forward-- disregarding the harm this will cause to neighbors in terms of noise, traffic, and much more.

Basically the proposed Code Amendment would open the door to what Deanna Walter referred to as a "Tier 4" STR, an STR even more gigantic than the currently allowed Tier 3-- with very little thought to all the unforeseen consequences.

This undercuts all the work and compromises residents made over 2 years, to get the current Code! Please hear me: the new STR code is working! Thank you so much for helping quiet our neighborhoods and reining in out-of-control mini-hotels. The current Code is a fair compromise, hard-earned.

Please don't open this loophole. We live next to a "lodge" (Inspiration Lodge on East Leavenworth Rd) on a one-acre lot-- formerly renting to 24 noisy renters! The noise is so much better now that they have had to reduce from 24 renters to 12, thanks to the new STR code.

Residential Zones are for residents! "Small-scale" tourist uses should not include "lodges," which are basically absentee-owner mini-hotels. These belong in Commercial zones.

Please don't allow short term visitor accommodations and associated residences on residentially-zoned parcels at small as 12,000 square feet. These changes would create a huge loophole that would enable short term rental owners to avoid the strict standards and density limits of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings. .

If the goal is to help the Leavenworth Lodge and the Newells, since their lodge is located on a busy highway (97/2), then please **RE-ZONE their parcel as "Highway Commercial."** this might make the most sense since they are located next to Silvara and Smallwoods, both commercial agricultural businesses with lots of traffic and noise. Most importantly, Leavenworth Lodge does not have near neighbors' residences, so noise would not be a problem. I understand the Newells' desire to be a lodge (even though it was built with a single-family home building permit!), but they are not residential!

There is no merit to throwing the whole Code overboard, for a new Tier 4 category, something the Taskforce never agreed to.

It makes no sense to amend the entire Code just for the sake of one lodge on a highway.

The consequences for quiet residential neighborhoods will be disastrous, if you allow every STR to become a "lodge," regardless of the density limits and more.

Please reject these proposed amendments! Keep the current Code as is; it is working. Find a way to

re-zone for the Newells if necessary, since other parcels nearby on Highway 2 are "highway commercial." But don't allow Lodges in residential zones.

thanks,

--Barbara Rossing

7785 E. Leavenworth Rd



**From:** [Judy Flanagan](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Saturday, September 9, 2023 4:35:50 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*My wife and I have owned a home in Meacham Flats for 30+ years. We have seen many building code and zoning changes over the years. We've also seen a big increase in vacation rentals in our small community. We've lost count how many times the vacation rentals in our area are used as party houses – disrupting the peacefulness of the forest. We are not in favor of the new zoning changes that would increase vacation rentals.*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Regards,*

*Mike and Judy Flanagan  
12226 Meacham Road  
Leavenworth, WA*

**From:** [Kathy Tucker](#)  
**To:** [CD Comment](#)  
**Subject:** Planning Commission Comment  
**Date:** Saturday, September 9, 2023 4:14:56 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Commissioners,

My wife and I are residential property owners in unincorporated Chelan County. We request you reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a large loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

We have personally been impacted by short term rentals on our street by noise, traffic and other issues. Short term rentals are not good neighbors in many instances.

This change would likely inversely impact the ambience of our Lucky Dog Lane neighborhood and our property value. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you,  
Kathy Tucker-Patton  
Michael Patton

**From:** [roger.thomas](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Saturday, September 9, 2023 3:32:59 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners

As a homeowner within the county I'm writing to request the County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4.

These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental Code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes.

Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Our community already exceeds (by more than double) the county goal of no more than 6% of dwellings be used as STR's (short term rentals).

Please - Reject the changes to Sections 11.93.370 subsections 3 and 4.

Thank you.  
Roger and Rita Thomas  
2521 Kinnikinnick Dr.  
Leavenworth WA 98826

**From:** [Amy MacDonald](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Saturday, September 9, 2023 2:53:47 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern:

I am strongly opposed to any change in zoning that allows NEW short-term rentals to operate in Chelan County.

This matter was already settled by the residents of Chelan County, after months of careful, deliberation, and community involvement!

We, the permanent Washington residents of Chelan County, (and those who own second homes, and do not choose to rent them out), strongly oppose any effort to allow short term rentals, hotels, Airbnbs, or bed and breakfasts (or other manner of temporary rental situation to be approved). Period.

Rentals permanently, change the traffic volume, the noise, the pollution, and the overall use of small family neighborhoods.

I live on N. Shore Drive. Out-of-state developers are buying single family, home sized pieces of land, clearing all of the old growth, trees, and setting up monstrous houses with the intent to rent them out. These owners do not live in the state. They do not have a stake in the community. They are faceless entities that would change the character of our neighborhoods. We oppose this.

Amy MacDonald

Get [Outlook for iOS](#)

**From:** [Ron Larson](#)  
**To:** [CD Comment](#)  
**Subject:** Comments on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 1:19:06 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Commissioners,

As residential property owners in unincorporated Chelan County We request you reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

This change would likely inversely impact the ambience of our Fox road neighborhood and our property value. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thanks for listening,  
Ron & Kay Larson  
10412 Fox Road  
Leavenworth, WA

**From:** [dgilbert.summitviewtech.com](mailto:dgilbert.summitviewtech.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 12:58:07 PM

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**External Email Warning!** This email originated from outside of Chelan County.

We are writing out of concern regarding the proposed changes to Chelan County Code section 11.93.370 subsections 3 and 4. The proposed reductions in minimum land areas for Small Scale Recreational and Tourist Uses create a loophole that would enable circumventing the restrictions put in place with the Short Term Rental Code (section 11.88.290). As full-time residents of Chelan County, we are very concerned about the effects of these proposed changes on the quality of life - for ourselves and for fellow residents in Chelan County. Please reject the changes and retain the requirements for a 10 acre minimum project area for tourist accommodations and a 20 acre minimum project area for associated residential dwellings.

Thank you.

Dennis & Anne Gilbert  
20635 Miracle Mile  
Leavenworth 98826

**From:** [barbhernacki@comcast.net](mailto:barbhernacki@comcast.net)  
**To:** [CD Comment](#)  
**Cc:** [Bob Hernacki](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 12:22:37 PM

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**External Email Warning!** This email originated from outside of Chelan County.

My husband and I own a .59 acre lot and cabin in the Fish Lake area. We find the proposed changes to Sections 11.93.370 subsections 3 and 4 to be very reasonable. Although our personal desire is to primarily use our cabin for family use, we would welcome the option to be able to rent it out on occasion to help pay for property taxes etc. Anyone owning a home is naturally motivated to protect it. In addition, since they are already bound by the zoning and codes already in place for their property as well as restrictions in place by many homeowner associations, the opposition to these proposals and the predicted dire consequences certainly seem inflated.

Before we built our cabin we vacationed in the area many times and loved having the option of renting a whole house rather than being limited to large commercial enterprises. For an area whose economy is greatly enhanced by tourism, we would think you would want to encourage it by giving guests to the area these options.

We think the proposed changes should be accepted.

Bob & Barbara Hernacki

**From:** [Gro Buer](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 12:21:52 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board Members of County Commissioners,

I have been reading about your proposed change to the land use category "Small Scale Recreational and Tourist Use" and believe that would allow short term rentals of any size to locate in all residential zones with a Conditional Use Permit.

As a Leavenworth area resident, I have been negatively affected by nightly rentals as well as many other people who live here and have rentals nearby or next door.

We have put in hundreds of hours negotiating and working on solutions to nightly rentals that tear our neighborhoods apart.

**I think that you need to reject the changes to SECTIONS 11.93.370 and subsections 3 and 4.**

**These sections and subsections create a huge loophole that would enable short term rental owners to avoid the standards of the Short Term Rental Code!!! Retain the requirements for a 10 acre minimum project area for tourist accommodations and a 20 acre minimum project area for associated residential dwellings.**

It is an affront to those of us who live, vote and work on making Chelan County a wonderful place to live and raise kids, to make it possible for short term visitor accommodations to be sited on a parcel as small as 1/4 acre and next door to families. It is also placing business profits over citizens. It shouldn't be done.

I don't think any of you would want that next door. Think about it and make the right choice for your constituents.

Respectfully, Gro Buer 8050 E Leavenworth Rd



**From:** [susan ashton](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 11:44:40 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*To: Chelan County Planning Commission,*

*I am asking the commission to reject the proposed Board of County Commissioners changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short-Term Rental code.*

*We have owned lake front property on Lake Wenatchee since 1989. We saw how quiet and peaceful the Lake became after Cougar Inn and campground closed. We also saw an increase in trespassers on our property and our neighbors when a 50-person lodge opened up above our lakeside property. It is important to maintain a peaceful and pristine environment.*

*Please reject these proposed changes.*

*Respectfully,  
Sue and Jeff Ashton*

**From:** [innkeeper@cashmeremountainbandb.com](mailto:innkeeper@cashmeremountainbandb.com)  
**To:** [CD Comment](#)  
**Subject:** FW: Comment on 2023-260 Code Amendments  
**Date:** Saturday, September 9, 2023 10:53:56 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

Board Of County Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Yours Truly,

Rochelle Shugrue  
Innkeeper, Cashmere Mountain Bed & Breakfast  
509-548-2382  
<http://www.cashmeremountainbandb.com>

**From:** [Gloria Brady](#)  
**To:** [CD Comment](#)  
**Subject:** "Comment on 2023-260 Code amendments"  
**Date:** Saturday, September 9, 2023 9:50:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To: Members of Chelan County Planning Commission:

These amendments you are trying to push down the throats of the residents in residential and rural residential neighborhoods are absurd. Are you working for the people who gave you your jobs and pay your salaries or for Commercial Development Companies?

For the past years the residents of rural neighborhoods have fought the County to preserve our homes and our neighborhoods that many of us have lived in for 20-30 years. Only to have our property taxes increased and fight for the County every couple of years to be able to maintain our quality of life.

If you are so determined to develop a new "Disney World", go somewhere else that would welcome that sort of environment to live. Not here! These communities fought hard to get the regulations on short term rentals in place. These changes to the codes would have a catastrophic effect on the quality of life in these communities. The personal safety, increased fire danger and current preservation of natural resources would increase exponentially

When we moved here in 1995 it was for the quality of life, neighborhood and safety it afforded us. You obviously don't know how important that is to the residents. What you want to do belongs on the West side of the State where they evidently like and enjoy the crowds, crime and traffic.

Your duty and obligations are to the residents of Chelan County not special interests. My hope is that each and everyone of you will find the courage and honor to do the right thing for all residents and vote to reject these changes to the zoning.

**REJECT** Section 11.93.370 Subsections 3 and 4!

Gloria J Brady  
15885 River Road

**From:** [Suzi Lillibridge](#)  
**To:** [CD Comment](#)  
**Date:** Saturday, September 9, 2023 9:31:06 AM

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**External Email Warning!** This email originated from outside of Chelan County.

**From:** [Joanne Stanford](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Saturday, September 9, 2023 9:20:27 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Sincerely  
Joanne Stanford  
2393 Kinnikinnick Dr, Leavenworth, WA 98826  
509-670-7427*

**From:** [chp03257](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 9:48:42 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Board of County Commissioners,*

*We are writing to ask you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you for listening.*

*Sincerely,*

*Bruce & Carol Phillips, Lake Wenatchee, WA 98826*

**From:** [Donald Cullison](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 7:59:50 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Chelan County Commissioners,

Please **REJECT** the Department of Community Development's proposed changes to Sections 11.93.370 subsections 3 and 4 of the Chelan County Code.

To my knowledge the Department of Community Development and the Planning Commission have not provided a good governance justification for creating loopholes in existing regulation. I'm a simple man, so it just seems to me that Department staff personnel want to benefit the few, at the expense of the many. Staff personnel are not elected officials, I urge you to represent the many. In the long run the few will be fine.

Thanks, Donald Cullison 134 Borealis Lane, Manson WA

**From:** [kathleencolvard@comcast.net](mailto:kathleencolvard@comcast.net)  
**To:** [CD Comment](#)  
**Subject:** "Planning Commission Comment" to "Comment on 2023-260 code amendments".  
**Date:** Friday, September 8, 2023 7:17:38 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Hi,

I'm asking the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

We live on a quiet cul de sac and want to keep it that way. A neighbor on our road has short platted his property in hopes of selling each lot to be able to rent out. The current owner has been renting their home out without and permits and purchased the home after the STR was inacted. We've experienced Noise, garage spread all over from bears, renter's putting garbage in other's neighbor's garbage cans from their rental and speeding up and down our road. Running a business/commercial use which is clearly excluded from our Plat CC&R's. STR's and/or Small Scale Recreational and Tourist is a business.

We don't need anymore STR's or Small Scale Recreational and Tourist use around Lake Wenatchee/Plain/Up Valley. It's already crazy around here with disrespectful renter's/tenants and opens our area up for more thief's. This will just invite more people that don't care out our community or nature. I'm sure you'll need to hire additional law



enforcement because of the unruly individuals that will be renting etc.

Please Reject this Proposal.

Thank you,  
Kathleen Colvard

**From:** [Jim Passage](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 5:55:32 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of Commissioners

Please reject the changes to Sections 11.93.370 subsections 3 and 4.

Jim and Gerri Passage  
STR owners/operators

Sent from [Mail](#) for Windows

**From:** [Jan Haven](#)  
**To:** [CD Comment](#)  
**Subject:** 2023-260 code amendments  
**Date:** Friday, September 8, 2023 4:32:54 PM

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**External Email Warning!** This email originated from outside of Chelan County.

PLEASE reject changes to sections 11.93.370 subsections 3 and 4. We retired and live full time in Forest Ridge, right below Mission Ridge. I'm a native of Wenatchee. The short term rentals were ruining our life here. Literally. That is until you created the new department and wrote codes for these str's and landlords. It made a huge difference in our neighborhood. The landlords now have rules to follow and their renters cannot run amuck. **Code enforcement of the current codes must not change!!!!**This is our neighborhood and where we live. Please please realize that we have value too.

Doug and Jan Haven

**From:** [fred guimond](#)  
**To:** [CD Comment](#)  
**Subject:** comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 4:29:16 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To: Board of County Commissioners.  
Please reject the proposed changes to Sections 11.93.370 subsections 3 and 4.  
Our county does NOT need more short term rentals. These proposed changes would create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental Code. Do your job and DO NOT PASS these, as they are sweeping and harmful to our county.

Regards, Fredrick L. Guimond and Carol A. Kasper  
16991 North Shore Drive  
Leavenworth, WA 98826

**From:** [Stanley McKnight](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 4:08:42 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to Sections 11.93.370 subsections 3 and 4 and retain the 10 acre minimum project area for tourist accommodations and the 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Stan and Sophie McKnight  
16975 North Shore Drive  
Leavenworth, WA

**From:** [Family Morse](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 3:54:51 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Honorable Board of Chelan County Commissioners,  
I listened carefully to your recorded August discussion of changes and then amendments to the Small Scale Recreational and Tourist Use code section 11.93.370 (SSRTU) and have two comments for you to consider:

1. I am against making the SSTRU lot size requirement smaller. This simply makes more property owners eligible for SSRTU and therefore increases the discomfort (noise, traffic, off-leash dog poop, etc.) to the immediate neighborhood where new SSRTU's are established. The "minimum lot size for the zone district" lot size is too small for the number of people who will be the guests. Remember SSRTU are almost always large parties of people and off-leash dogs and I'm sure that is why the code as is, is for 10 acre lots. Please retain the current rule (10 acres).
2. I strongly suggest you implement a limit cap (on number of SSRTU's), as you have on STR's, by geographic neighborhood. Make the limits reasonable and public (publish) so all are aware of the numbers. Some geographical neighborhoods have more large lot properties so perhaps they should have higher caps.

Thank you for your consideration. For the record I live here full-time as a retiree and I have owned my property since 2004.

Sincerely,

Elizabeth Morse

17679 N Shore Dr.

Leavenworth WA 98826

**From:** [Kristian Hawkins](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 3:42:22 PM

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External Email Warning! This email originated from outside of Chelan County.

Board of County Commissioners,

I am writing to voice my opposition to the changes proposed to Sections 11.93.370 subsections 3 and 4. I believe changing the size of the lots for tourist use will have a negative impact on residential areas in Chelan county.

However, I believe this is a natural reaction to the overwrought and onerous STR program in Chelan county. Without adjustments to the STR program there will always be efforts to find loopholes around it.

Thank you for your consideration.

Sincerely,

Kristian Hawkins  
253-509-8763

**From:** [david satterfield](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 cod amendments  
**Date:** Friday, September 8, 2023 3:07:57 PM

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External Email Warning! This email originated from outside of Chelan County.

Hello,

My wife and I were shocked to hear about the details of the code amendments for small scale recreational and tourist uses of properties. This will effectively help rental owners bypass the short term rental code that are so desperately needed to protect our neighborhoods.

We are asking the board of commissioners to reject the changes to sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for small scale recreational and tourist uses and allow short term rentals on parcels as small as 12,000 square feet.

The community development department and planning commission have provided no justification for these harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist lodging, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,

David and Molly Satterfield



**From:** [fergjs@comcast.net](mailto:fergjs@comcast.net)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 1:43:01 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To: Board of County Commissioners

We are writing you to request that you reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,

John & Sue Ferguson

12745 Shore St.  
Leavenworth, WA 98826

**From:** [Leslie](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Friday, September 8, 2023 1:39:12 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear County Commissioners,

Please do **not** approve the proposed changes to Sections 11.93.370, subsections 3 and 4 of the Chelan County Zoning Code. This proposal would create a loophole to the Short Term Rental Regulations big enough to drive a school bus, full of vacationers, through.

I grew up in Wenatchee and my family has owned a cabin at Lake Wenatchee since the 1960's. Unfortunately our use and enjoyment of our cabin diminished significantly when an Airbnb opened next door. Not only can STRs be bad neighbors, they also negatively impact available rental housing.

Many people – elected officials, STR owners and homeowners – worked long and hard to craft STR regulations. Please, do not do an end run by approving the proposed zoning changes which would not be subject to the regulations.

Thank you for your time and consideration.

Leslie Savina

Sent from [Mail](#) for Windows

**From:** [colleen\\_erker](mailto:colleen_erker)  
**To:** [cd.comment@co.chelan](mailto:cd.comment@co.chelan); [CD Comment](#)  
**Subject:** opposition to 2023-260 code amendments  
**Date:** Friday, September 8, 2023 12:25:21 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To County Commissioners:

It was our hope that the STR issue in unincorporated Chelan County was closed until the 5% saturation of these dwellings was reached. (down from 15% in our area). The proposed 2023-260 would negate progress made and negatively impact, once again, our rural neighborhoods.

Reducing the minimum land requirements for Recreational and Tourist uses and short term visitor accommodations to 12,000 square feet (1/4/ acre) would have a huge, negative impact on our communities. In addition it creates a loophole that would enable STR owners to avoid the hard fought standards of the Short Term Rental Code.

Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings. Please uphold the current standards of the Short Term Rental Code.

Sincerely,

Dan and Colleen Erker

15995 River Rd.

Leavenworth, Wa

**From:** [Ken Yalowitz](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 11:51:43 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to Sections 11.93.370 subsections 3 and 4 approved by the Planning Commission. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Ken Yalowitz

201 Benton St.

Leavenworth WA 98826

Sent from a mobile device with tiny keys.

**From:** [Ken Yalowitz](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-2030 Ord. Amendments  
**Date:** Friday, September 8, 2023 11:51:43 AM

**APPROVED**

**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to Sections 11.93.370 subsections 3 and 4 approved by the Planning Commission. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Ken Yalowitz

201 Benton St.

Leavenworth WA 98826

Sent from a mobile device with tiny keys.

**From:** [Joan Frazee](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 11:20:11 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Greetings to the Board of County Commissioners !

I am writing to ask you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you so much for your continued work and for this opportunity to comment.

Sincerely,  
Joan Frazee  
resident of Leavenworth, WA

**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Comments for Hearing on CTA 23-260  
**Date:** Friday, September 8, 2023 11:05:10 AM  
**Attachments:** [RC3 Comments for CCC 11.93.370 Hearing \(9 8 23\).pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Please accept the attached comment letter from the Residents Coalition of Chelan County pertaining to the September 12 hearing before the Board of County Commissioners for proposed Chelan County Code changes (CTA 23-260).

Thank you,  
Brian Patterson

**From:** [pat thirlby](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 11:01:21 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

The proposed code passed on to you with a split vote by the Planning Commissioners is flawed and should not be approved. Allowing huge STR's in our residential neighborhoods on lots as small as a quarter acre by calling them "lodges" will have terrible consequences. Please make a careful review of the negative impacts this would have. There needs to be a better solution. The "Leavenworth Lodge" stands as an example of a business that is well managed, has seemingly no record of negative impacts on neighbors, has highway access, is surrounded by agricultural and commercial zoned properties and is on a large piece of property. Do not write a code that opens Pandora's Box. Rather, address appropriate business proposals for lodges on a case by case basis.

After years of suffering the detrimental impacts of STR's in our neighborhoods, a Task Force was formed made up of business owners and residential neighbors. Their hours and hours of volunteer work with County support created a code that is making many positive changes. The progress that the current Community Development Department is making is encouraging. Please give this process time to mature and be evaluated without creating a new code for lodges. Businesses that are playing by the rules are coexisting with much less impact on neighbors. Enforcement is on the rise to record violations. In my neighborhood, homes have been purchased by young families who did not have to compete with business investors because we are well over the 6% cap in our area.

Mr. Overbay said he would not allow changes to be made in the STR code "on his watch." Mr Smith said he would wait a year for any changes to be made. Ms. Gering, at a 9% cap in your area, you already have room for growth that accommodates rentals. Please do not approve this change. Using the word "Lodges" in a new code will simply create a way for investors to work their way around the STR code and ruin the neighborhoods we have worked so hard to save. Please respect and support your rural residential constituents and not investors, most do not even live in our County.

Sincerely,

Pat Thirlby



**From:** [Steve Clark](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 10:52:06 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Chelan County;

Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

We are permanent year-round residents of Chelan County, and continue to be frustrated that rules benefitting mostly non-resident property owners, who have already been provided the right to open commercial enterprises in our residential community, are prioritized once again by the Community Development Department and Planning Commission. It is high time this ends and your constituent's voices are heard, as our quality of life continues to be negatively impacted.

Thank you, Anne and Steve Clark

**From:** [stan Morgan](#)  
**To:** [CD Comment](#)  
**Subject:** Amendment to Chelan County Zoning Code  
**Date:** Friday, September 8, 2023 10:42:11 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Chelan County Commissioners – I live in Plain and we have been a taxpayer to the County for over 60 years.

I urgently request the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission **have provided no justification for these sweeping and harmful changes.** Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely

Stan Morgan  
16301 River Road  
Leavenworth, Washington 98826

206-369-5203

Sent from [Mail](#) for Windows

**From:** [Zach Tower](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 10:41:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

I would like to request that the Board of County Commissioners reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

To do otherwise would subject all of the residents of the county to the threat of more and more short term rentals and further deterioration of the neighborhoods. If this is allowed, at some point, there will be no single family residences left in the county and no hope for the people that work and live here to be able to afford a home.

Thanks,

Zach Tower  
Tower Designs  
P.O. Box 2022  
Leavenworth, WA 98826  
[zach@towerdesigns.com](mailto:zach@towerdesigns.com)  
509-548-4496-Office  
Towerdesigns.com

**From:** [Doug Reid](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 10:38:08 AM

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**External Email Warning!** This email originated from outside of Chelan County.

As longtime residents of Chiwawa River Pines (25+ years) we DO NOT want to see our neighbors homes becoming short term lodging. This would not serve those who use their property for themselves and those of us who do not want investment properties to increase prices and bring many out of towners to our neighborhoods temporarily who will disrupt our lives.

DO NOT approve these changes to the code! This would be harmful and reckless and will only benefit the few who seek to use their property as investment property rather than becoming local residents who contribute to the well being of our community.

Thank you,

Sincerely,  
Douglas Reid  
2105 Chiwawa Loop Road

**From:** [Gerald Gibbons](#)  
**To:** [CD Comment](#); [Howard Danforth](#)  
**Subject:** omment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 10:33:48 AM

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External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

As North Shore home owners we oppose the proposed amendments/alterations to the existing code requirements on short term rentals and land use. The current regulations have our full support.

Thank you,

Gerald Gibbons  
16215 N. Shore Dr.  
Leavenworth, WA

**From:** [Keith Tower](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Friday, September 8, 2023 10:30:27 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

I would like to request that the Board of County Commissioners reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

To do otherwise would saddle all of the residents of the county to the threat of more and more short term rentals and further deterioration of the neighborhoods. I am reminded of the old quote, "Your liberty to swing your fist ends just where my nose begins". By allowing these changes you are allowing the greedy, non-resident neighbors to hit their neighbors nose, just for the sake of making more money. You allowed restrictions on outdoor pot grows because of the detriment to the neighborhoods. I don't see where this is any different. If this is allowed, at some point, there will be no single family residences left in the county.

Keith and Jody Tower  
Leavenworth



Thanks,

Keith Tower-Tower designs, Inc.  
P.O. Box 2022  
Leavenworth, WA 98826

**From:** [Amy Carlson](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 7:56:25 PM

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External Email Warning! This email originated from outside of Chelan County.

To the Powers That Be,

I live in Leavenworth and could offer you scripted comments, but I will simply say, please DO NOT CHANGE the code! Please protect our neighborhoods and our quality of life. We have lived here a long time and built here for the country quiet, darkness, space, for which we pay taxes, dearly. Tourism, in the last decade, has gone beserk in this area, flooding that country side with people from afar. Please think of those of us who live here and pay taxes. Put residents over profit.

Thank you.

Amy Carlson

P.S. I am also wondering if there are decision-makers who may have a conflict-of-interest and have a monetary gain (or someone in their family) to be had in "lodges." If so, they should excuse themselves from voting on this change! Integrity.

Sent from my iPhone



**From:** [me@benedwards.org](mailto:me@benedwards.org)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 9:30:27 PM

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External Email Warning! This email originated from outside of Chelan County.

To whom it may concern:

Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Regards,

Ben Edwards  
Leavenworth

**From:** [Ryan Carrasco](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 9:50:42 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

**From:** [Maxine Willett](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 10:51:53 PM

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External Email Warning! This email originated from outside of Chelan County.

Please reject the changes to sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for small scale recreational and tourist uses and allow short term visitor accommodations and associated residents on parcels as small as 12,000 sq ft. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the short term rental code. There is no justification for these sweeping and harmful changes to the existing property owners and their neighborhoods. These are families and homeowners who have lived in these neighborhoods for many years and enjoyed their peace and community without the disruption of those tourists or part goers who have no stake or interest in the community long term. This will and is a terrible change to our beautiful Chelan county and to those who pay the taxes and build this community long term.

Please reject this terrible amendment!!!

Land and home owner for more than 25 years in Manson Wa.

Guy and Maxine Willett

Sent from my iPad

**From:** [Jim and Julie Anderson](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 4:24:41 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

James and Julie Anderson Leavenworth, WA

**From:** [Art Alley](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 6:36:33 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

Art Alley  
Leavenworth Wa  
Sent from my iPhone

**From:** [Tutino, Shirley - FS, WA](#)  
**To:** [CD Comment](#)  
**Cc:** [Tutino, Shirley - FS, WA](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 6:58:45 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To the Board,  
Chelan county has already ruined this unique landscape by allowing our shoreline (Lake Wenatchee), our rivers to have huge houses (homes are where families actually live fulltime) built and used for the weekend tourist who have been ruining the reason why we moved here to begin with. The beauty and quietness. Now our roads are driven by tourist who could care less about the speed limit, parting all hours of the night, leaving their garbage out being attractant to wildlife. We the tax payers are being taxed out of our homes because of this. You are killing the community for more tax money not for a better quality of life for the people that live here. Someday the tourists will stop coming when even they can't afford the cost, then who supports the county? 40 some years ago Leavenworth was a dying town, it could happen again! We have more than enough rentals!

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

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**From:** [Karen De Jongh](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 7:45:38 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

--

**Karen De Jongh**  
**[karendej@comcast.net](mailto:karendej@comcast.net)**  
**(509) 521-7929**



**From:** [The Petri's](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 2:07:15 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners,

We were recently made aware of the Department of Community Development's proposed changes to amend the Chelan County zoning code (Sections 11.93.370 subsections 3 and 4) land use category "Small Scale Recreational and Tourist Use". My understanding is that these proposed changes would create a significant loophole that would enable short-term rental owners to avoid the strict standards of the Short Term Rental code and would allow larger accommodations on much smaller land parcels.

The STR code that was adopted and fought hard for by residents is still a compromise for the residents of our county. I wish everyone voting for these proposed changes and for STRs and other visitor accommodations to continue in residential neighborhoods had to live next to or close by one or more of these visitor accommodations. Visitor accommodations such as lodges, cabins, STRs, RV sites, etc. are a commercial activity that is not harmonious with how people want to live.

**Please reject the proposed changes to the Chelan County zoning code (Sections 11.93.370 subsections**

**3 and 4).**

Thank you,

Bryan and Dana Petri  
63 Willow Point Rd.  
Manson, WA

**From:** [Denise Darling](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 6:21:19 PM

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**External Email Warning!** This email originated from outside of Chelan County.

I encourage the Commissioners to REJECT the changes to Sections 11.93.370 subsections 3 and 4. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you, Denise Darling

**From:** [Glenn Hoenes](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 2:38:55 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*We are already nearly surrounded by short term rentals. We do not need more.*

Thank you,  
Glenn Hoenes  
17806 North Shore Drive  
Lake Wenatchee  
Leavenworth, WA

**From:** [Carolyn](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 1:29:48 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To the Board of County Commissioners:

Please reject the proposed changes to Sections 11.93.370 subsections 3 and 4.

As full time residents of Lake Wenatchee South Shore, we experience the ill-effects of the ever increasing population of visitors in our neighborhood. Our infrastructure does not support this. Cedar Brae Road is narrow, winding and risky for walkers and bicyclists. Typically, most drivers who exceed our 25 mph speed limit are short term visitors who are not familiar with the road. Our road, which is currently lined with overgrown brush, is a dead end with only one way in or out. With the influx of people, there is also a higher risk of wildfires which we are very vulnerable to. Please do not consider any changes to our zoning code that will exacerbate these problems.

Respectfully,  
Gary and Carolyn Bell  
15560 Cedar Brae Rd.  
Leavenworth, WA 98826

**From:** [gwwilson@nwi.net](mailto:gwwilson@nwi.net)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 7:56:05 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Commissioners:

I urge you to reject the proposed land use/zoning code changes pending before you.

I thank Director of Community Development Deanna Walter for her candor in acknowledging that the proposed changes were drafted in part by the owners/operators of the Leavenworth Lodge whose operations are limited by current code. I empathize with their situation- but the solution for them should be to petition for a re-zoning of their location. They are, after all, surrounded by US Hwy 2, Smallwoods animal farm and the Silvara Winery. To re-write county code to accommodate them alone carries significant unintended consequence for other locations in the county. Specifically, the properties Omnia Lodge on Lake Wenatchee Highway and, apparently, anyone living in an area zoned residential.

The proposed change in square footage pending before you would accommodate the Omnia Lodge and probably allow them to operate. The builders/developers of that facility deliberately and blatantly lied on their building permit application, stating the structure was to be a single-family residence, not to be a rental. The owners reiterated those statements verbally to Community Development representatives. The place sleeps 58 people and after construction was complete advertised openly on websites that they are the "Leavenworths most glamorous vacation rental". The Omnia Lodge was shut down by the county and the Hearing Examiner subsequently affirmed that shut-down stating: "One cannot prove legal operation with records from an operation that was not legal". Is the county now going to legitimize this operation by approving the proposed code changes that would permit a variety of commercial operation in any zone with issuance of a Conditional Use Permit? To do so would lay waste to zoning regulations intended to separate incompatible uses of neighboring properties.

The proposed changes are not well thought-out, are undertaken apparently to accommodate one commercial operation and carry significant unintended consequences for folks living in residential neighborhoods that want only to maintain the nature of their surroundings. I urge you to reject the proposed changes.

Respectfully submitted,

George Wilson  
15440 Cedar Brae Road  
Lake Wenatchee

**From:** [Jenna Paglia](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 7:12:01 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Board of County Commissioners*

*I urge you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Jenna Paglia  
Chelan, WA*

**From:** [Stephanie Jones](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 6:08:49 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,

Stephanie and Gregory Jones

Land Owners

[g.smjones@gmail.com](mailto:g.smjones@gmail.com)



**From:** [Alexa Carver](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 8:54:29 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners,

As a homeowner in Chelan County (Lake Wenatchee) I am deeply concerned about the proposed changes that would allow increased tourist/ short term rentals. These accommodations are disrupting our communities and impacting the housing supply. Significant work went into creating the Short Term Rental code, do not undermine this community effort and the many hours that went into it by creating a loophole with the proposed changes.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you for your service to our community,

Alexa Carver

Click [here](#) to schedule time with me using Calendly



**Alexa Z Carver**

16407 N Shore Dr, Leavenworth, WA 98826

**From:** [Carol Seaman](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 9:12:35 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Commissioners,*

*Please act in a way that will protect our town, Leavenworth. I whole heartedly agree with the statement below and hope you will see the potential damage this change will bring. I do not want Leavenworth to loose it's soul as a town. This action would surely destroy what the families and working people of Leavenworth strive to protect. We deserve to have our town be a real town and not a shell of one that is available to visitors only. The proponents of this action are ruining the very thing that they are trying to sell (to the visitors) for their own personal gains! It is very short sighted. It's a money grab that does not necessarily stay here and benefit our town.*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you for your time,*

*Carol Ann Seaman  
509-668-0552*

**From:** [Karl Kranz](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments".  
**Date:** Thursday, September 7, 2023 1:24:20 PM

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**External Email Warning!** This email originated from outside of Chelan County.

I would like to go on record stating that this proposed change to the land use code is not in the best interests of the County residents. It is a great step backward, and will allow our towns to look much more like Aspen Colorado in a relative short period of time. This is a decision with consequences that can not be undone.

The new proposal looks very much like an end run, done quietly in back rooms, to get around the provisions of the short term rental code.

More discussion is clearly needed on this topic, I am not in favor of the code amendment at this time.

Karl Kranz DO  
171 Murphy Highlands, Leavenworth  
[kdk@nwi.net](mailto:kdk@nwi.net)  
(509) 433-8653

**From:** [Joel Carlson](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Friday, September 8, 2023 8:42:52 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I wholly support the code amendments.

The previous restrictions on short term rentals is a misguided effort to deal with a problem which can be addressed under current codes (eg nuisances) and is an example of the Tyranny of a small minority in restricting property rights.

I urge adoption of these amendments.

**APPROVED**

**From:** [Keith Tower](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Friday, September 8, 2023 10:30:27 AM

**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

**APPROVED**

I would like to request that the Board of County Commissioners reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

To do otherwise would saddle all of the residents of the county to the threat of more and more short term rentals and further deterioration of the neighborhoods. I am reminded of the old quote, "Your liberty to swing your fist ends just where my nose begins". By allowing these changes you are allowing the greedy, non-resident neighbors to hit their neighbors nose, just for the sake of making more money. You allowed restrictions on outdoor pot grows because of the detriment to the neighborhoods. I don't see where this is any different. If this is allowed, at some point, there will be no single family residences left in the county.

Keith and Jody Tower  
Leavenworth

**From:** [Cindy Shurtleff](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code ammendments  
**Date:** Thursday, September 7, 2023 5:14:26 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

**PLEASE** *reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*WE HAVE a 1/3 acre empty lot next door, and we share a driveway. I cannot imagine what life would be like with a lodge or large short term rental there. It would be Completely out of character with our quiet neighborhood. I have seen the Omnia lodge on HWY 207 at Lake Wenatchee flaunt the residential rules for short term rentals and number of guests, and fear this would open the door to more huge lodges on small lots in residential areas.*

*Please vote no.*

*Cindy*

\*Cindy Shurtleff\*

16075 N Shore Dr  
Leavenworth, WA 98826

206.390.4431 C  
cindy@shurtleff.org



**From:** [Dick Knight](#)  
**To:** [CD Comment](#)  
**Subject:** comment on planning code changes  
**Date:** Friday, September 8, 2023 6:32:38 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I am a property owner on the north shore of Lake Wenatchee paying property taxes that have increase in excess of 50% during the last two years. I am against current proposed land use regulation changes that would allow an expansion of short term rental activity such as lodges, RV parks, camping, etc, in every residential zone.

Dick Knight  
President



P: (425) 885-5560  
F: (425) 861-6245

4455 148<sup>th</sup> Avenue Northeast  
Bellevue, WA 98007  
[proclub.com](http://proclub.com)

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**From:** [Janet Alley](#)  
**To:** [CD Comment](#)  
**Subject:** Comments on 2023-260 code amendments  
**Date:** Friday, September 8, 2023 6:36:58 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for*  
Janet Alley  
Leavenworth Wa

**From:** [Steve Craig](#)  
**To:** [CD Comment](#)  
**Subject:** Proposed 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 5:47:46 PM

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**External Email Warning!** This email originated from outside of Chelan County.

I *discourage* the Commission from adopting the proposed changes to Chelan County Code, Section 11.93.370, subsections 3 and 4.

I am a stakeholder in multiple areas - Leavenworth, Plain, and Lake Wenatchee. My perspectives come as a property owner, business owner, and real estate broker. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short-term rental owners to avoid the strict standards of the Short-Term Rental code.

Yes, we are a tourist area, however there needs to be balance to our zoning codes. We need to preserve the underpinnings of what makes this area special.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10-acre minimum project area for tourist accommodations, and a 20-acre minimum project area for associated residential dwellings. Thank you.

Respectfully,

Steven Craig  
10270 Titus Rd  
Leavenworth, WA

17225 N Shore Dr  
Lake Wenatchee, WA

18640 Beaver Valley Rd  
Plain, WA

**From:** [David Dailey](#)  
**To:** [CD Comment](#)  
**Cc:** [Rick Pat Thirlby](#)  
**Subject:** STR  
**Date:** Thursday, September 7, 2023 6:45:42 PM

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External Email Warning! This email originated from outside of Chelan County.

NO to zoning code changes.  
Garbage left on street  
Fireworks on 4th  
Numerous times my gated signed driveway blocked especially in winter.  
16 vehicles parked over 2 nights on weekend  
My well went dry.

I have STR “ lodges as immediate neighbors...  
absentee!!!!

Sent from my iPhone. dave

Change my email to

[divad67@icloud.com](mailto:divad67@icloud.com)

**From:** [David Dailey](#)  
**To:** [CD Comment](#)  
**Cc:** [Rick Pat Thirlby](#)  
**Subject:** Zone code changes  
**Date:** Friday, September 8, 2023 6:59:47 AM

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External Email Warning! This email originated from outside of Chelan County.

Terrible idea.

My last email listed problems caused by STRs

You cannot control party house behaviour.....

Or temps violating me, the neighbor.

BUT you can limit the numbers!!!!

Kind of like drunk drivers, you impound their car

Take away their access.

Please do not commercialize these "lodges"

They are not beavers.

Sent from my iPhone. dave

Change my email to

[divad67@icloud.com](mailto:divad67@icloud.com)

**From:** [Thomas Croy](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 3:51:02 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I'm asking the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4.

I'm further asking for an explanation of the lack of public notice or hearings on this apparently radical change.

Thank you.  
Tom Croy  
206-999-5348

**From:** [Alan Hunt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 12:38:56 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To the Commissioners of Chelan County:

I am writing to you because I am very concerned about the impacts of your proposed changes in the code governing lodges/retreats in Chelan County. If implemented, these changes will eliminate the effectiveness of the STR ordinance passed last year, following two years of intense effort by STRACC, Citizens for United for Neighbors, and Chelan County governmental officials. The STR Ordinance was written to balance the interests of STRACC with the interests of Chelan County citizens living in residential zones. The numbers of STR's have grown rapidly in recent years, 75% of which are owned by persons or corporations not living in Chelan County.

CCC 11.93.370(3) currently restricts the total square footage of "buildings and structures" to no feet for more than 6,500 square each ten acres of land associated with the "project site". During the Planning Commission hearing, it was proposed to increase the square footage number to 7,000 because people tend to build larger structures these days. RC3 is not objecting to this particular change.

However, the Planning Commission is also recommending that the 7,000 square foot limitation now apply to "each parcel meeting the minimum lot size of the zoning" rather than to the 10 acre minimum project site area required by the existing zoning code. **If this change is approved, lodges and similar short term visitor accommodations could be sited on parcels as small as 12,000 square feet (1/4 acre).** All residential zones would be affected and virtually any STR would qualify to register under this revised code.

The second change approved by the Planning Commission is in **Code section 11.93.370(4)**. The zoning code currently allows one single-family dwelling unit for use by on-site landowners or staff for every twenty acres associated with the "project site". The Planning Commission has recommended allowing one single-family dwelling unit for use by on-site landowners and/or staff for every parcel of land associated with the project. Again this change would mean that **additional single family dwellings associated with the tourist accommodations could be sited on parcels as small as 12,000 square feet (1/4 acre).** All residential zones would be affected.

Unrestricted growth of the numbers of STR's has serious negative impacts in communities all over the world. Unfortunately for the residents of these communities, the negative impacts are often not mitigated by effective regulation because of the ease of financing a second home by nonresident owners with short term rental income and because of a lack of governmental appreciation of the social value of neighborhoods in residential zones. The following statements of impacts of unrestricted numbers of STR's on residential communities are globally accepted facts that are often not given reasonable weight in the development of applicable regulations.

1. The conversion of residential property to commercial short term rental use has reduced the supply of housing available to residents and has driven up the prices of homes.

2. Unrestricted development and operation of STR's has negative effects on residential neighborhoods. Short term renters are on site to have a good time and frequently do not conduct themselves as real neighbors do. There are frequent loud parties with outdoor music and other activities that are disruptive in a residential environment. Neighborhood residents are themselves powerless to get these visitors to tone it down, as the visitors are usually uncooperative and even belligerent if confronted in any way.
3. It is really unreasonable for neighbors to have to deal with the stresses inflicted upon them by the operation of commercial STR's in their neighborhoods. Not only are residents sometimes unable to enjoy being out of doors in their own neighborhoods, but there also is an alienating loss of the supportive sense of neighborhood where residents know each other and can be relied upon socially and for occasional help.

The STR Ordinance has given residents some relief from formerly unrestricted development and operation of STR's while allowing a substantial number of these facilities to exist. It is a best attempt to balance the interests of the STR operators and of the residents and it will have positive effects on communities in the county if it is not rendered useless by the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code.

If your proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code are implemented, the efficacy and value of Chelan County STR ordinance will be effectively destroyed.

1. The 6% limit on short term rentals will be circumvented by unrestricted numbers of "lodges" registered under the newly revised Small Scale Recreational and Tourist Code. STR's that failed to get grandfathered under the STR ordinance will get Conditional Use permits as "lodges" instead. Any owner or buyer of a second home will be able to register as such by meeting the sparse and simple standards required. There is nothing in the new code that will allow the county to deny a conditional use permit application by virtually any applicant. The regulatory requirements of the applicable code are very general and even vague.
2. Housing costs will continue to escalate because of non-resident demand for second homes, financed by revenue from short term rentals of those homes.
3. The consequent increase in home prices and the reduction in the supply of affordable homes for residential occupancy will further aggravate the existing shortage of affordable housing for workers in the tourist industry. It doesn't make sense to offer regulation to make second home ownership more affordable and to thus decrease the supply of affordable housing. The county is, in this action, preferring to satisfy the aspirations of more residents of other counties to own second homes in Chelan County at the expense of reducing the supply of affordable housing for residents who live and work in Chelan County. This action is socially irresponsible as it further reduces the supply of affordable housing in the county, which is a pressing need for people live, work, and vote in the county and are struggling financially to make ends meet. This situation has been getting worse and this action by the Chelan County government will further aggravate the situation. Employers in the tourist industry in Chelan County are

now having difficulty hiring adequate staff because of housing costs in the tourist community prevent potential employees from living nearby and the hourly pay doesn't support long commutes.

In summary, the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code will, if implemented, will have disastrous effects on the efficacy of the Chelan County STR Code, which was developed by the earnest efforts of the citizens of Chelan County and the participants in the business and real estate sectors of the economy. It is very hard for me to accept that the proposed changes to the Chelan County Small Scale Recreational and Tourist Use Code were consciously written to achieve the ends that will follow. I cannot express the feelings that I have related to this situation. These proposed revisions show considerable disregard of the needs of the residents of this county.

Thank you for considering this letter, if you will.

Alan Hunt

Resident of Chelan County



**From:** [Steve Keene](#)  
**To:** [CD Comment](#)  
**Cc:** [Peshastin Community Council](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 11:02:47 PM  
**Attachments:** [PastedGraphic-6.tiff](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners Overbay, Gering, and Smith,

The residents of Peshastin have been struggling for years, since 2006, to maintain residential zoning for single and multifamily dwelling. In creating the codes for the Peshastin UGA, the first ever in the state of Washington to have been proposed from the residents up to a county government rather than the other way around, Peshastin has endeavored to maintain the family nature of our community and support for the people who actually live and work here.

I know you're well aware of the tribulation the entire county went through to develop the current zoning codes regarding short term rentals (STRs), and how hard the residents of Peshastin fought to keep STRs out of our residential zones. We were pleased when the Commissioners agreed to keep all three residential zones within the Peshastin UGA free of any new STRs. We weren't so happy that three existing STRs that were established in violation of the original UGA zoning codes were allowed to continue.

Now, due to proposed changes to Sections 11.93.370 subsections 3 and 4, we see absentee owners of properties seeking to circumvent some of the hard fought restrictions on uses in residential zones and foresee even further erosion of family oriented neighborhoods and affordable housing for our working people; people who actually live here.

The very first paragraph in Chelan County Code 11.88.290, states the primary purpose of the short-term rental regulations; "Short-term rental use is a commercial use. Where excess rental units exist in residential communities, it has been shown to be detrimental to the affordable residential housing inventory and adversely affect the residential character of those neighborhoods."

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet **anywhere in the county**. Many of the residential lots within the Peshastin UGA R1, R2, and R3 zones, are sized above 12,000 square feet (less than 1/4 acre). This arbitrary change creates a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you for your consideration.

Sincerely,

Steve Keene, member



Peshastin Community Council

PO Box 711

Peshastin, WA 98847-0711

[communitycouncil@peshastin.org](mailto:communitycouncil@peshastin.org)

[www.peshastin.org](http://www.peshastin.org)

**From:** [GregMary Steeber](#)  
**To:** [CD Comment](#)  
**Subject:** Comments on 2023-260 Code amendments  
**Date:** Sunday, September 10, 2023 10:41:37 PM

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External Email Warning! This email originated from outside of Chelan County.

Dear County Commissioners

As a long time Chelan County resident, i am urging you to reject changes to code Sections 11.93.370 subsections 3 and 4 which would allow short term visitor accommodations and associated residences on lots as small as 1/4 acre rather than the current 10 and 20 acre minimums. This would gut the strict standards for short term rentals that were set with Section 11.88.290 and which have already improved the short term rental environment in Chelan County. Since there seems to be one property that would benefit from this change and has prompted this idea, it would be far better to re-zone that property than creating harmful code changes for the whole county.

Thank you

Gregory Steeber  
Leavenworth

**From:** [Monty Turner](#)  
**To:** [CD Comment](#)  
**Subject:** STR Discussion  
**Date:** Sunday, September 10, 2023 10:07:06 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Good Day Commissioners,

Wow...I know you have a tough time seeing into the future and deciding on important issues today.

Briefly, as long time residents and small business owners in Leavenworth we are strongly opposed to opening up the STR possibilities in Leavenworth and the abutting county jurisdiction.

For all of the reasons you have heard before: school district impact, real estate price escalation (we need families, not rentals!) and just the dark hole desert of a neighborhood with STR's: no neighborly spirit, no feeling of community to the long term owners....just noise on rental nights, strangers parked next door and the feeling of "Why do I live and work here?" Many nights I don't know the people residing in my neighborhood and when the homes are not rented they are dark holes. Why should this happen in our county?

We have you to plan and manage a future for residents. We pay taxes, our kids go to school and we have a vested interest in the future quality of our lives right here. STR owners are often not local, they have no interest in the quality of life of Leavenworth and Chelan County residents. To these investors, Chelan County is just a money play; an option that presents the best ROI available. Surely we are better than that option.

The idea of allowing STR's in neighborhoods and changing zoning to allow overnight tourist development in non-commercial locations is appalling. Don't let it happen.

Sincerely,

Monty and Karen Turner  
12640 Icicle Pl  
Leavenworth, WA

--

Cheers

Monty and Karen Turner

509-293-0403 Cell Monty  
509 293 0404 Cell Karen



**From:** [P.Murph](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Sunday, September 10, 2023 9:56:10 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

I am writing to ask you to reject the changes to Sections 11.93.370, subsections 3 and 4. These proposed changes will apparently have the effect of creating a way for more short-term rentals (STR's) by avoiding having to comply with existing STR regulations. The existing STR regulations are a product of hundreds of hours of involvement by County citizens and to implement a work around is a slap in the face to all of the residents of the County.

The STR regulations were the results of a lot of compromise by we residents who are forced to live by these monstrosities by no choice of our own. To create a new way for this scourge to once again run rampant would be the height of irresponsibility.

Please fulfill your roles as Commissioners by doing what is best for all of the citizens of Chelan County and reject these proposed changes.

Thank you.

Patrick Murphy  
Heather A. Wallis Murphy  
91 Murphy Highlands  
Leavenworth, WA 98826  
509-548-7757

**From:** [Dave and Arlene Lowrie](#)  
**To:** [Matthew Oaks](#)  
**Cc:** [CD Comment](#); [Chiwawa](#); [Art Alley](#); [Bunk Bunkelman](#); [Bob Barr](#); [roger thomas](#); [MandyStocker4@gmail.com](#); [Judy Van Eyk](#); [Bill Lockinger](#)  
**Subject:** Re: Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 9:51:46 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Very well said and presented Matthew. Can't thank you enough. Hope they pay attention. Dave

On Sun, Sep 10, 2023 at 6:57 PM Matthew Oaks <[matthewoaks1@gmail.com](mailto:matthewoaks1@gmail.com)> wrote:

Board of County Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet.

1. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes.
2. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short-Term Rental code.
3. It is our understanding that these changes will affect ALL residential zones including RW zoned areas. The negative impact on the environment through increased traffic and use will be irreparable. It is our understanding that no environmental impact assessment(s) were conducted prior to bringing this code change before the Commissioners. As such, the recommended change should be rejected.
4. The Community Development department continues to struggle with identifying and managing the short-term rental (STR) business market. As recently as last month, they were seeking to hire a third party to monitor STR compliance. As such, the recommended change should be rejected.
5. Chiwawa Communities Association has 41 legally registered STR's according to ARC-GIS; (screen shot attached) totaling 11% of the 368 lots. Allowing expansion of any STR activity specifically in our area places undue strain on our privately owned and

operated water system, including vital firefighting water. As such, the recommended change should be rejected.

7. Please retain the requirements for the 10-acre minimum project area for tourist accommodations, and a 20-acre minimum project area for associated residential dwellings.

Best Regards,  
Matthew Oaks  
President; Chiwawa Communities Association  
a.k.a. Chiwawa River Pines Neighborhood





**From:** [Karen Turner](#)  
**To:** [CD Comment](#)  
**Subject:** Please protect our valley...  
**Date:** Sunday, September 10, 2023 9:49:20 PM

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External Email Warning! This email originated from outside of Chelan County.

Good Day Commissioners,

This is a comment and plea from a longtime resident of Leavenworth. I have read that you are considering a change in the STR requirements which would change the makeup of our community. These changes would open the flood gates of building which we can never rescind or alter. We are already in a dire predicament for housing for anyone but the incredibly affluent.

I am a retired middle school teacher from the Cascade School District. I see many of my former students in town, most of whom are visiting parents or grandparents. When I inquire as to their current living situations, I am consistently told that as much as they would love to raise their families here, where they grew up, they tell me that they simply cannot afford a house of any kind.

We are already on the road to pricing out our kids as the San Juans, Bend, Aspen, Tahoe and Sun Valley have done and the list goes on. Now we have an opportunity to keep the door open allowing our locals to buy a home.

Please do not undo what the community wants and do not bend to the pressure of outside money and development. Do the right thing.

Thank you for your consideration on this critical area,  
Karen Turner

KT

Sent from my iPad

**From:** [Bob Hernacki](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 9:48:53 PM

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**External Email Warning!** This email originated from outside of Chelan County.

9-10-23

Greetings

I believe my wife may have already written and commented about this but since I got home before the deadline I want to express my opinion as well.

We have a Family Recreation property at Fish Lake. It was just permitted to occupy. I love going there as often as possible-having done much of the work ourselves over the past two years.

We are slaves to our family business- so we are mostly here in Redmond.

I think the proposed changes to Sections 11.93.370 subsections 3 and 4 to be reasonable and desirable.

We are very conservative people. Our lot isn't big – but this house/cabin would be a great get-away for any family. The Leavenworth / Lake Wenatchee area is rich with outdoor activities, shops and restaurants.

We plan to mostly use the vacation property ourselves – with family and grandkids but there will be times when we'd love to rent it out. We'd be very selective. I think the shops and restaurants would benefit significantly **more** from rental-guests than from us . We love Leavenworth – but we have a great kitchen and two fabulous cooks.

Please accept the proposed changes. I believe they will impact tourism in a positive way

Thanks for reading

Respectfully

Bob Hernacki

**From:** [Kim](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 8:55:30 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners:

Please reject the changes to Sections 11.93.370 subsections 3 and 4.

We have been long-term owners on the South Shore of Lake Wenatchee. During the 100 years our family has owned the property, we have seen a lot of changes, as you can imagine. This has always been a safe place to take the whole family. It has been very peaceful, with it not only being a safe dwelling for the people, but also for the wildlife - among my favorites the bald eagles and deer.

With the popularity increase, we have already seen an increase in noise pollution and a decrease in deer. I think the current zoning code is already allowing a good mix of access by both people and wildlife, and that those people accessing the lake are able to enjoy it.

Allowing a higher density of people will adversely affect the current landowners who are interested in quality of life, not in the profitability of the land. I fear it will also adversely affect the wildlife who live here. Allowing these changes may mean more money, but it will come at an extremely high cost. And once these changes are made we will never be able to recover from this grave mistake, the environment will forever be negatively impacted.

Please do not make this change to our quality of life. You have the power to keep this treasure a safe haven for both animals and people, not a money-making exploit. We ask that you retain the current code requirements.

Thank you for your diligence and for hearing the residents' concerns.

Sincerely,

Brandon and Kimberly Carpenter

**From:** [Dan and Christine Cassayre](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 8:38:04 PM

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**External Email Warning!** This email originated from outside of Chelan County.

As a homeowner in Chelan County, with multiple short-term rentals on either side of us, We would like to address the proposed regulation change to the zoning Code. Short-term rentals have had a very negative affect on our neighborhood and any loosening of the minimum requirements to build or offer short-term vacation lodging can only be viewed as unacceptable. Residential areas should be just that...residential. That means a group of homeowners that live within a community for the purpose of living, not profit. Nightly rentals place a commercial operation within residential communities, much to the detriment of local residents. Having unknown individuals residing next door changes the dynamics of home ownership drastically. Instead of having someone you know next door, there is a constant influx of renters who you know nothing about. It is difficult to ever feel comfortable and relaxed in your own home under these circumstances. We believe strongly that any new lodging of visitors to our County should only be allowed in areas zoned for commercial purposes. Please respect the hard-working community of local taxpayers that wish to limit any further growth of the vacation rental industry.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated

residential dwellings.

Respectfully,  
Dan & Christine Cassayre  
8700 Icicle Rd

**From:** [Chuck egner](#)  
**To:** [CD Comment](#)  
**Subject:** STR's  
**Date:** Sunday, September 10, 2023 8:30:26 PM

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External Email Warning! This email originated from outside of Chelan County.

Chelan County Commissioners,

I think it's a disgrace that you might make changes to the STR rules, or the lodge rules....the difference is a matter of semantics. My village, and my neighborhood is being devastated by short term rentals, or lodges, however you care to cloak the terms.

I have to live with it every day, the lack of respect, the noise, the traffic, the parking where they shouldn't. I have lived in Chelan County for over 23 years, and at this location for over 20 years. The deterioration of the quality of life is remarkable and devastating.

You should be ashamed for even considering further changes to further diminish our quality of life.

By the way.....our road association should have some control of our own road and the people on it, don't you think? We pay totally for its maintenance and upkeep, you pay exactly nothing, why can't we control who is on it? You, the county, do absolutely nothing to enhance our road or quality of life. In light of that....why do you endeavor to destroy it?

Chuck Egner  
1261 Dempsey Road  
Leavenworth, WA. 98826  
Sent from Chuck's iPad

Sent from Chuck's iPad

**From:** [Lauren Johnson](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on Proposed STR codes  
**Date:** Sunday, September 10, 2023 7:49:47 PM

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**External Email Warning!** This email originated from outside of Chelan County.

After all the work done, the STR code actually worked while allowing STR commercial businesses to work in what had been purely residential housing. This was not ideal from my point of view, but the system worked. Now the new 2023-260 proposed amendments threaten to undo the positive aspects of the current code. While re-introducing the STR problems of old. Why? I understand the proposed code is designed to address some "small scale tourist" language. But if this is the case, why destroy a system that works. Why not find a way to preserve the old while addressing the door opened by "small scale tourist" language. The loophole opened by Community Development simply means any STR can become a "lodge." I hope you can find to remember those of us who still wish to live in peace and quiet on our property.

Lauren Johnson  
7785 East Leavenworth Rd

**From:** [Chuck egner](#)  
**To:** [CD Comment](#)  
**Subject:** STR Changes  
**Date:** Sunday, September 10, 2023 7:42:43 PM

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External Email Warning! This email originated from outside of Chelan County.

Chelan County Commissioners,

I think it's a disgrace that you might make changes to the STR rules, or the lodge rules....the difference is a matter of semantics. My village, and my neighborhood is being devastated by short term rentals, or lodges, however you care to cloak the terms.

I have to live with it every day, the lack of respect, the noise, the traffic, the parking where they shouldn't. I have lived in Chelan County for over 23 years, and at this location for over 20 years. The deterioration of the quality of life is remarkable and devastating.

You should be ashamed for even considering further changes to further diminish our quality of life.

Chuck Egner  
1261 Dempsey Road  
Leavenworth, WA. 98826  
Sent from Chuck's iPad



**From:** [Tarn Heath](#)  
**To:** [CD Comment](#)  
**Subject:** Zoning change comment  
**Date:** Sunday, September 10, 2023 7:40:45 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Chelan County Commissioners:

Please listen to the residents of Chelan County. We live and vote here and our neighborhoods are essential to community health.

The proposed changes to 11.93.370(4) appear to allow additional single family residences beyond the existing single family residence for each parcel of land associated with the project or tourist activity on parcels as small as ¼ acre. This would be very destructive to our residential neighborhoods by reducing minimal acreage from 10 acres to ¼ acre for tourist facilities that include short term visitor accommodations such as lodges and cabins.

Short term rentals already exist in our neighborhood, causing noise, trespassing and traffic problems. Increasing the density of these commercial tourist activities in limited access neighborhoods is a recipe for disaster. We have concerns about egress during a fire emergency due to excess cars on residential roads not designed to handle high volume tourist traffic, as well as existing difficult winter driving conditions made worse by non resident STR customers.

Please leave the zoning code as it is. We have worked hard to come to the limited workable compromise with the STR

Tarn Heath  
1535 Dempsey Rd  
Leavenworth, WA 98826

**From:** [Gretchen Daiber](#)  
**To:** [CD Comment](#)  
**Subject:** Response to proposed zoning changes  
**Date:** Sunday, September 10, 2023 7:15:57 PM

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**External Email Warning!** This email originated from outside of Chelan County.

September 10, 2023

To the Chelan County Board of Commissioners

Please listen to the residents of Chelan County. We live and vote here and our neighborhoods are essential to community health.

The changes proposed to the zoning code 11.93.370(3) would be very destructive to our residential neighborhoods by reducing minimal acreage from 10 acres to  $\frac{1}{4}$  acre for tourist facilities that include short term visitor accommodations such as lodges and cabins.

The changes to 11.93.370(4) that are proposed appear to allow additional single family residences beyond the existing single family residence for each parcel of land associated with the project or tourist activity on parcels as small as  $\frac{1}{4}$  acre.

The short term rentals the already exist in our neighborhood cause noise, trespassing and traffic problems. Increasing the density of these TOURIST ACTIVITIES in limited access neighborhoods is a recipe for disaster. We have concerns about egress during a fire emergency due to excess cars on the road as well as existing difficult winter driving condition made worse by non resident STR customers.

Please leave the zoning code as it is. We have worked hard to come to the limited workable compromise with the STR

Gretchen Daiber  
1535 Dempsey Rd  
Leavenworth, WA 98826

**From:** [Matthew Oaks](#)  
**To:** [CD Comment](#)  
**Subject:** Fw: Comment on 2023-260 code amendments  
**Date:** Sunday, September 10, 2023 7:05:12 PM  
**Attachments:** [image.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

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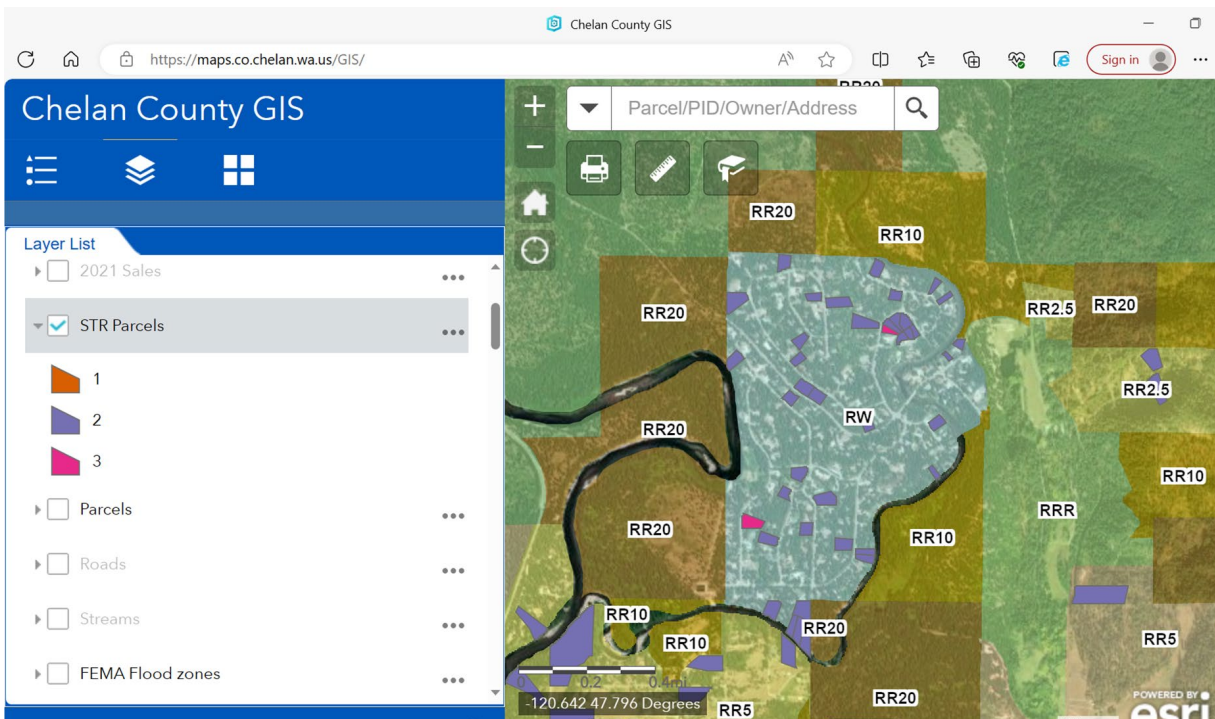
Board of County Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet.

1. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes.
2. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short-Term Rental code.
3. It is our understanding that these changes will affect ALL residential zones including RW zoned areas. The negative impact on the environment through increased traffic and use will be irreparable. It is our understanding that no environmental impact assessment(s) were conducted prior to bringing this code change before the Commissioners. As such, the recommended change should be rejected.
4. The Community Development department continues to struggle with identifying and managing the short-term rental (STR) business market. As recently as last month, they were seeking to hire a third party to monitor STR compliance. As such, the recommended change should be rejected.
5. Chiwawa Communities Association has 41 legally registered STR's according to ARC- GIS; (screen shot attached) totaling 11% of the 368 lots. Allowing expansion of any STR activity specifically in our area places undue strain on our privately owned and operated water system, including vital firefighting water. As such, the recommended change should be rejected.

Please retain the requirements for the 10-acre minimum project area for tourist accommodations, and a 20-acre minimum project area for associated residential dwellings.

Best Regards,  
Matthew Oaks  
President; Chiwawa Communities Association  
a.k.a. Chiwawa River Pines Neighborhood



**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Comments for September 12 Hearing on CTA 23-260  
**Date:** Sunday, September 10, 2023 7:01:58 PM  
**Attachments:** [CTA 23-260 Chelan County BP Comments.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Please accept the attached comment letter pertaining to the September 12 hearing before the Board of County Commissioners for proposed Chelan County Code changes (CTA 23-260).

Thank you,  
Brian Patterson

**From:** [Sandy](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:15:03 AM

---

External Email Warning! This email originated from outside of Chelan County.

Planning Commission:

As a homeowner in Manson who cares about neighborhoods and our community, I am appalled at this new proposal from you. You are putting money above families and communities who have always been the backbone of this county. Shame on you!

If you want to make a difference in this county and believe in the future, take your hands out of your wallets and really care.

Sandy Duvall  
140 Roses Lake Lane  
Manson, WA

Sent from my iPhone

**From:** [william.lockinger@frontier.com](mailto:william.lockinger@frontier.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:20:08 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*William Lockinger  
2477 Salal Drive  
Leavenworth, WA*

**From:** [P. Lockinger](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 11:25:00 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

Regards,

Peggy Lockinger  
2477 Salal Drive  
Leavenworth, WA

Sent from [Mail](#) for Windows



**From:** [gwwilson@nwi.net](mailto:gwwilson@nwi.net)  
**To:** [CD Comment](#)  
**Subject:** Proposed revision to Chapter 11.93.370  
**Date:** Thursday, August 24, 2023 7:39:21 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Members of the Planning Commission:

I write to you today about the proposed revision of Chapter 11.93.370 of the County Code, relating to small scale recreational or tourist facility use, which is currently pending before the Planning Commission. The change would apparently permit "Retreat Facilities" up to 7000 square feet in any building zone including residential neighborhoods.

My concern is this- under the proposed revision to the Code, the structure on Lake Wenatchee Highway known as the Omnia Lodge would be allowed to operate as a retreat center, retreat facility or whatever the correct terminology is. The total square footage of the structure as taken from the building permit is 9055 square feet. Deduct from that, however, the patios and garage space Deanna Walter tells me is not to be included, and the combined square footage of the main floor, 2<sup>nd</sup> floor and basement to be considered under the code is 6841. This would qualify it under the proposed revision to operate as a commercial retreat center, retreat facility or whatever.

The builders of this structure outright and deliberately lied on their building permit application about the intended use of the property, stating that it was to be a "single-family residence to be used for personal use, non-rental". (It sleeps 58 people) The owners/operators subsequently made the same representation verbally to Community Development personnel. The site later advertised on it's own website "Delight in the beauty and serenity of Leavenworths most glamorous vacation rental" I have photos of the place while events were in progress, with guests vehicles blocking neighbors roads and any possible access by emergency vehicles. A neighbors mailbox was torn down to facilitate access.

Commercial operation of the facility was shut down by Community Development and the Appeal of that action to the Hearing Examiner resulted in his affirmation of the shut-down, the Hearing Examiner stating "One cannot prove legal operation with records from an operation that was not legal".

It's not right that operation of this place should now be facilitated, legitimized and rewarded by the County after all the deliberate deceit and the expense the county incurred in shutting it down. The conditions there have not

changed- the access and parking is very restrictive, the neighbors are still very close and the property is in a strictly residential zone. Those factors would seem to be a rather definitive answer as to the legitimacy of they're being allowed to operate a large facility there but apparently not.

I understand from Deanna Walter that the proposed code revision was drafted by or with the involvement of the operators of the Leavenworth Lodge on US 2. I empathize with their situation and wish them well but to adopt this revision solely to accommodate them would also open the door to operation by the Omnia Lodge. That should not be. Given their near proximity to the large Smallwoods Harvest and the Silvara Winery why do the Newells/Leavenworth Lodge not apply for a zoning change? They are, after all, truly in a commercial area with those other enterprises operating in their close proximity.

Thank you for your consideration of these points.

George Wilson

15440 Cedar Brae Road. Lake Wenatchee

**From:** [Kirvil Skinnarland](#)  
**To:** [CD Comment](#)  
**Subject:** BOCC comment  
**Date:** Tuesday, September 5, 2023 2:49:07 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

On behalf of the Residents Coalition of Chelan County, I am requesting that the public hearing and the public comment period for File # CTA 23-260 be extended to September 19<sup>th</sup>. This issue is in regard to the code changes for Small Scale Recreational and Tourist Use. There is considerable public interest in this code change and unfortunately the public hearing notice came out right before the Labor Day weekend. Residents need additional time to review the changes adopted by the Planning Commission so they can testify and/or submit written comments to your Board.

If possible, it would be helpful to know by Friday if this request will be granted so we can alert our membership.

Thank you.

Sincerely,

Kirvil Skinnarland  
President

**From:** [David Stoller](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 6:36:50 PM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Board of County Commissioners,*

*I am writing to encourage you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Respectfully  
David Stoller  
Plain, WA*

Sent from my iPhone

**From:** [Patti Bosket](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on proposed changes  
**Date:** Wednesday, September 6, 2023 6:40:50 PM  
**Attachments:** [patti bosket logo.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

*Chelan County Commissioners,*

*Thank you for the opportunity to provide comment on this proposed change. As a resident of Eagle Creek Rd. in Leavenworth, I am already impacted by multiple Short Term Rentals in this small valley. I am stating in the strongest terms my desire that you would reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly impact the quality of life negatively for residents in all of Chelan County. This change seems motivated by greed. This focus on bringing more tourists and allowing out of the area property owners to continue to reap the benefits without caring about the community is just not sustainable nor wise. There is no place for residents to live and the development of properties into businesses makes it so no one can afford to live here.*

*Thank you for your time,*

Patti Bosket  
Instagram Aunatureldesigns  
509.433.1065

**PATTI BOSKET**  
— au naturel —

**From:** [mkboley@comcast.net](mailto:mkboley@comcast.net)  
**To:** [CD Comment](#)  
**Subject:** "Comment on 2023-260 code amendments"  
**Date:** Wednesday, September 6, 2023 6:47:57 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to section 11.93.370, subsections 3 and 4.  
Please respect and keep in mind the impact it will have on the families who make Chelan County their home.  
Please retain the requirements for a 10-acre minimum project area for tourist accommodations and a 20-acre minimum project area for associated residential dwellings.  
Please do not make ANY of these harmful changes.  
Thank you.  
Mary Boley  
Property owner in Chelan County

**From:** [David Morgan](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 8:15:22 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you.

David Morgan  
10405 Titus Rd  
Leavenworth

**From:** [joe bill hill](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 8:43:35 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern,

I ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you,  
Joe Hill



**From:** [MC Bach](#)  
**To:** [CD Comment](#)  
**Subject:** REJECT changes to Sections 11.93.370 & subsection 3 & 4  
**Date:** Wednesday, September 6, 2023 9:03:38 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners:

REJECT changes to the Short Term Rental Code, Section 11.93.270 and subsections 3 & 4. Reducing the minimum land areas for small scale recreational and tourist uses and allowing short term visitor accommodations goes against everything we, the permanent residents of the county, fought so hard against. So many compromises were made that for your body to come back in such a short time to proffer these changes is insulting to all of us citizens and suggests that you are giving in to continued pressure from those with opposing interests. We've had first hand experience with short term visitors who do not feel the need to follow any rules with regards to outdoor fires, trash disposal, loud amplified music or parking limitations. In the time it takes to have the complaints acted on, the visitors have done their damage. The fabric of our community is destroyed by those who do not wish to honor nature, neighbors, codes or laws. There are many reasons the code was fought hard to attain; and we were up against a great deal of outside money & interests. Please reject these proposed changes as they are not in line with what you agreed to when the Short Term Rental Code was put in place.

*Mary Catherine Bach  
1123 Dempsey Road  
Leavenworth, WA  
Chelan County*

**From:** [Jerry Becker](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:17:45 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Sirs: Apparently you do not live near any short term rental properties. We lived on the north shore of Lake Wenatchee and have for 21 years. All of the negative comments and concerns provided by opponents of STR's over the years are true. They degrade our communities. Your vote on the upcoming changes to the code will determine whether our communities continue down the path to desecration by renters who have no concern for the ambiance of our mountain communities. Money talks and the greed of Chelan County for increased tax revenues is appalling...How much at any cost. If you really cared about our lands, you would not bend to the lobbyists that frequent your offices touting increased revenues for the county and tout the need for more freedom/rights of owner parties. Ethics should reign. You need to have a backbone and be able to take the pressure and resist these changes.

*Reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Jerry Becker  
Lake Wenatchee, WA  
[beckergl@comcast.net](mailto:beckergl@comcast.net)  
2066183520*

**From:** [Stephanie Kuch](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:27:28 PM

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External Email Warning! This email originated from outside of Chelan County.

To those making decisions about code amendments,

I wish to express my opinion that the proposed amendments to this code should not be adopted. As a resident of Icicle Rd. in Leavenworth, I am already surrounded by short term rentals, Sleeping Lady and the summer theater at the fish hatchery, not to mention the high level of traffic for the recreation opportunities. Any proposal to make further allowance for additional tourists activities and accommodations is putting all profits ahead of any community residents. I stand firmly opposed to the proposed amendments.

Sincerely,

Stephanie Kuch

**From:** [Tom](#)  
**To:** [CD Comment](#)  
**Cc:** [Patricia Baranouskas](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Wednesday, September 6, 2023 9:47:10 PM

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**External Email Warning!** This email originated from outside of Chelan County.

**Regarding a proposed action by the County Planning Department and Planning Commission to amend the Chelan County zoning code:**

**Please ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels at small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the recently enacted Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.**

**Tom & Patricia Baranouskas  
2219 Riffle Dr  
Leavenworth, WA 98826**

**From:** [cnhdeems](#)  
**To:** [CD Comment](#)  
**Subject:** Please reject proposed changes to codes 11933703 & 11933704 for water sake  
**Date:** Thursday, September 7, 2023 1:05:46 AM

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**External Email Warning!** This email originated from outside of Chelan County.

DEAR Commissioners,

Please note that we of Lester Addition (Fir Road at Lake Wenatchee) request that you reject allowing lodges and similar short term visitor accommodations to be sited on parcels as small as 12,000 square feet (1/4 acre) in all of Chelan County. We also question the District Use Chart that would allow this activity in all residential areas. Lodges in small neighborhoods are not a good fit. We demand that our rights as long term residents, tax payers and voters be protected and we will seek legal consultation.

Specifically, our concern, besides the increase problems with parking as well as the risks associated with transient occupants who have no knowledge or regard for neighborhood property, covenants or fire district regulations disrupting residential lives as well as requiring law enforcement interventions, is that our limited water resources and infrastructure of many chelan county neighborhoods, especially ours, will not support this increase need/use. Overuse of water resources would be catastrophic causing all residents to suffer water shortages or outages potentially even permanently. An area without water would definitely suffer property value/insurance coverage losses.

We already experience issues with water pressure and water availability due to recent subdivision and development on our street and within our water district. We have been asked by the LWWD commission to conserve water and this started in July. Our area has no fire hydrants (rather we have flushing stations) due to the mismatch of line sizes-old 2" and 4" piping connecting to larger 6 and 8" piping, and it is suspected that our wells for the LWWD might be at capacity.

The codes that have been quickly amended and proposed by your commission are simply not acceptable as written. We feel the broad loophole allowing lodges in neighborhoods on conditional use permits (what are these again???) will open up our neighborhood for unsavory development leaving us waterless. This is unjust and jeopardizes the lives of residents that have invested in this community and the current quiet and safe water conserving culture.

Please respond to this letter and reject these changes for water's sake.

Sincerely,

Helen & Curtis Deems

SA

Sent from my Verizon, Samsung Galaxy smartphoneui p

**From:** [Anna Milner](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 5:35:00 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I am unable to attend the hearing on Sept 12th at 10:15 am and therefore am sending my comments by email. I am a full-time resident at 171 Dempsey Rd in Leavenworth and am very concerned about proposed changes to the land use category “Small Scale Recreational and Tourist Use”.

I respectfully urge you to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping changes.

Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings. My quality of life is at stake.

Respectfully,  
Anna Milner  
171 Dempsey Rd.  
Leavenworth

**From:** [Chris Coz](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 6:13:56 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*Dear Commissioner's,  
Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

Chris

**From:** [Don Bottoms](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendment  
**Date:** Thursday, September 7, 2023 6:35:33 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I hereby ask the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

--  
Best Regards,

Don Bottoms  
Plain WA, USA  
4252417718



**From:** [willis](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:02:30 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I ask the Board of County Commissioners to:

<!--[if !supportLists]-->1) <!--[endif]-->Reject this plan in its entirety as proposed and use the existing zoning code & guidelines to prevail as they provide adequate ability to petition for a zoning change from residential to commercial/recreational (or other zoning) and maintain existing codes to govern development under the petitioner's request. Residential zoned areas must not be compromised/altered to allow loopholes that provide living spaces outside the existing codes governing the protection and preservation of our neighborhoods and residential zoned parcels. Recreational activities in this proposal are plain and simple commercial activities which must be evaluated on their merits as a commercial activity and governed by existing codes.

<!--[if !supportLists]-->2) <!--[endif]-->And specifically reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short-Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10-acre minimum project area for tourist accommodations, and a 20-acre minimum project area for associated residential dwellings.

Thank you for considering this request.

Willis Flood 12240 Ski View Ln, Leavenworth WA

**From:** [James Haberberger](#)  
**To:** [CD Comment](#)  
**Subject:** Planning Commission Comment  
**Date:** Thursday, September 7, 2023 8:05:14 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank You,  
James Haberberger  
242 Park Ave.  
Leavenworth, WA

**From:** [Jane Lee](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:06:18 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Board of County Commissioners-

This email is to request that you reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Jane Lee

10190 Suncrest Dr.  
Leavenworth, WA 98826

**From:** [Bridget Ryan](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:25:42 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners,

I am writing to ask that you **reject the changes to Sections 11.93.370 subsections 3 and 4** when it comes before you Tuesday September 12th.

These changes create a loophole that would allow short-term rental owners to evade the Short Term Rental code which could erode the small community many of us cherish as home. Please consider your residents as your top priority, not tourists or business owners who strive to profit off tourists at the expense of their neighbors. As a healthcare professional who works extremely hard to create a living, creating loopholes for short-minded business owners to make a quick buck at the expense of their neighbors is a hard pill to swallow. Please consider the effect changes like this would have on your community and neighbors.

Thank you,  
Bridget Ryan  
509 Birch Street  
Leavenworth, WA

**From:** [Gina Zadra Walton](#)  
**To:** [CD Comment](#)  
**Subject:** 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:47:54 AM

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**External Email Warning!** This email originated from outside of Chelan County.

I write to urge the Board of County Commissioners to reject the changes to Sections 11.93.370 subsections 3 and 4. The area around Lake Wenatchee, and much of Chelan County, requires serious and long term consideration of urban planning. Past legislation reducing short term rentals is critical to retain.

The proposed changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

-Gina Walton  
20916 Stellerwood Drive  
Leavenworth WA

**From:** [Drovdahl, Bob](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 8:52:53 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Commissioners:

We own a home on the south shore of Lake Wenatchee (Cedar Brae Road) and wish to express our concern about the code amendments to the "Small Scale Recreational and Tourist Use" category of land-use, currently under consideration by the commissioners.

The role of Short-Term Rentals (STRs) in Chelan County has been an issue you have worked on over the past few years. After a long process you came to a compromise policy. We live on a shared driveway, well, and septic system with three others homeowners. None of us are full-time residents, but thankfully, no homeowner uses their property for short-term rental. It would definitely change the homeownership experience.

The proposed changes currently under consideration seem to put the STR compromise policy at risk by creating a loophole for those who wish to advance and increase STR activity in Chelan County. Please reject the proposed amendments or rework the amendments to insure the potential for STR activity is not affected by any change.

Thank you,

Robert Drovdahl

15761 Cedar Brae Rd.

Leavenworth, WA

**From:** [joshuawoods124@gmail.com](mailto:joshuawoods124@gmail.com)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 7, 2023 9:09:46 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of County Commissioners –

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Regards -

Joshua Woods

**From:** [Matthew Carlisle](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 9:30:37 AM

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External Email Warning! This email originated from outside of Chelan County.

Please do not weaken restrictions on STRs by allowing back door short term rentals through these code modifications. Even via a CUP, these properties will proliferate and eventually you will end up closing the loophole anyway. The county and residents worked hard to push back on the vacation rental industry and should not have to keep commenting and pushing back time and time again.

I recently spent some time in Harrison, ID. I was there mid week and commented to the owner of the hotel that it seemed quiet in town compared to my previous experience. She told me that since COVID so many properties have sold to out of town investors and that nobody really lives there any more. She said it was packed on the weekend and then dead during the week, even in mid summer. By now it should be obvious that having more STRs weakens neighborhoods and creates a weekend-only tourism economy. It should also be obvious that the restrictions put in place didn't damage tourism as it appears to be alive and well. The scare stories of the STR industry did not come to pass, and the sob stories from a few own of town investors that bought too big of a weekend home are not my problem, or the problem of our residents.

Thank you for reading my comment.

Matthew Carlisle

Leavenworth \*city\* resident, that moved out of Plain partly due to the awful STRs that surrounded me.



**From:** [Scott Mitchell](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments"  
**Date:** Thursday, September 7, 2023 9:40:19 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Board of Directors,  
As a long time citizen of Chelan County and active member of the Leavenworth community, I am writing to express my opposition to the proposed changes allowing commercial business to operate on any size lot in the county areas already zoned as residential.

The charm and appeal of Chelan County diminishes a little bit with each and every cheesy "make money quick" business and/or VRBO that occupies much needed residential land space. The infrastructure and ability to support the growing number of short term visitors is already stressed.

Please be balanced and forward thinking with smart plans for future growth that have the support and backing of the residents and tax payers of this county. Cities divide residential and commercial zones for good reasons, please don't sacrifice our own citizen's quality of life in the name of profit.

Thank you for your consideration,  
Scott Mitchell  
7895 E Leavenworth Rd.  
Leavenworth WA. 98826

**From:** [Mimi Reid](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 7, 2023 10:08:53 AM

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**External Email Warning!** This email originated from outside of Chelan County.

To the County Commissioners:

I have concerns about potential changes brought forward by the Community Development Department and the Planning Commission to Sections 11.93.370 subsections 3 and 4 and hope you reject them. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. This is very concerning as we've worked so hard to establish these standards. Please retain the requirements for a 10 acre minimum project area for tourist accommodations and a 20 acre minimum project area for associated residential dwellings.

Thank you,

Mimi Reid  
17751 N Shore Dr.  
Leavenworth, WA

**From:** [Mary MORGAN](#)  
**To:** [CD Comment](#)  
**Subject:** planning Commission Comment  
**Date:** Thursday, September 7, 2023 10:10:57 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Sent from [Mail](#) for Windows

I am opposed to the new small scale recreational and tourist use, planned to be allowed. It was a Split vote. Sorry I may not be using the right words above, but hopefully you understand I do not want your

New idea of regulations reducing lot size and it could be in anything tent, storage unit etc. What are you thinking?

I live here full time, and pay taxes, vote, and support our community. What are you thinking!!!  
We already have too many short term rentals! I live next to a rental and it is a pain. Some of the people, think  
They get over here and there are no Rules!

Please, value us before the tourists, do not ruin this beautiful place

You are to be working for us

Mary Morgan

**From:** [Michael Kirk](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Planning Commission Comment to Comment on 2023-260 code amendments ----Sections 11.93.370 subsections 3 and 4.  
**Date:** Thursday, September 7, 2023 10:11:32 AM

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**External Email Warning!** This email originated from outside of Chelan County.

*These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet.*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4.*

*The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you.*

*Mike Kirk  
P.O. Box 92  
1546 Santana Dr.  
Manson. WA. 98831*

*509-433-8800*

**From:** [John Fishburne](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023 - code Amendments  
**Date:** Thursday, September 7, 2023 10:23:29 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

*Dear Honorable Chelan County Commissioners,  
I encourage you to reset the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Respectfully,  
John Fishburne  
(509) 670-8635*

***Rotary District 5060 Interact Chairman***

**From:** [Siri Healy](#)  
**To:** [CD Comment](#)  
**Subject:** Please retain the requirements for a 10 acre minimum project area for tourist accommodations  
**Date:** Monday, September 11, 2023 12:31:14 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

*Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Sincerely,  
Siri Healy  
9625 embroden Rd, Leavenworth, Wa 98826*

--

...

(509) 433.1211  
[siri@sirijewelry.com](mailto:siri@sirijewelry.com)

My AirBnB rental:

<https://airbnb.com/h/heavenworth-hideaway-rental-leavenworth-wa>

**From:** [Jennifer Beauvais](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 10:33:04 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

To Chelan county commissioners,

Please reject changes to 2023-260 amendment Section 11.93.370 subsections 3 and 4. These changes will significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. The changes will create a huge loophole that will enable short term rental owners to avoid the strict standards of Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Please work for the residents and neighbors that live and work in this wonderful community. If you do not address the housing crisis that exists in Chelan county we will eventually not have people that can afford to live and work here. Take care of our community. It is unbelievable that the hard work that this community has done to have actual Short Term Rental codes is being ignored. Please do what is right for this community that lives and works here.

Sincerely,  
**Jennifer Beauvais**  
**258 Park Ave.**  
**Leavenworth, WA 98826**

**From:** [lnmusick@gmail.com](mailto:lnmusick@gmail.com)  
**To:** [CD Comment](#)  
**Subject:** Short term rentals  
**Date:** Monday, September 11, 2023 10:57:48 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

Dear Chelan County board of Commisioners,

I have been a Leavenworth resident since 2012. Short term rentals have drastically changed our community in a negative way. I am a current employee at our local hospital and short term rentals have affected our ability to find workplace housing for nurses and medical assistants. Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Sincerely,  
Lauren Musick  
211 Cherry street  
Sent from my iPhone



**From:** [John Neff](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 3:17:25 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

*Dear Board of County Commissioners,*

*Please reject the changes to Sections 11.93.370 subsections 3 and 4.*

*These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*We are greatly disturbed that there has been no justification provided for these changes, yet the effects of such changes are profoundly negative for quality of life for Leavenworth residents. We have lived here for 12 years and experienced the recent years huge increase in traffic snarls, speeding, littering, noise from Short Term Rentals and more. Here you are proposing to dramatically increase all those factors. For whose benefit? Certainly not we current residents.*

*Thank you,*

*John Neff  
Titus Road.*

**From:** [Mike Watkins](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 5:32:22 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern,  
I strongly endorse the changes to the current code as additional housing and facilities bring progress and vitality to the area.

Mike Watkins  
15414 Cedar Brae Rd.  
Leavenworth WA 98826

**From:** [Kathryn DeMeritt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 8:17:27 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Hope I am not too late to comment. I live in Kahler Glen. We call ourselves a resort community. Recently we were asked to vote on allowing more than the 6% allowed short-term rentals, with our community being separated into condos, front nine homes, and back nine homes. We in the back nine homes were told we needed 100% of the homes to vote yes to allow that, while our community covenants require somewhere around a 67% approval. It is nearly impossible to get a 100% vote on anything!

A developer who lives in Kahler Glen and who had purchased the golf course business and athletic club is/was counting on rental homes to bring in business. He is/was planning to offer oversight of rental properties to mitigate issues. Our neighbors were denied their STR because they were late in submitting the proper paperwork and were told Kahler Glen already has too many short term rentals. My husband and I just built a new home here and are trying to sell our other back nine home, but house sales have plummeted in the region, partly (mostly?) due to your short term rental rules. We are retired and our home not selling is financially devastating.

**Kahler Glen should be an exception to your rules since we are a resort community.** At the very least you should honor our bylaws and allow voting to be at the same threshold at our covenants.

Thanks for your consideration.

~Kathryn

**From:** [Kathryn DeMeritt](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Monday, September 11, 2023 8:17:27 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

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A developer who lives in Kahler Glen and who had purchased the golf course business and athletic club is/was counting on rental homes to bring in business. He is/was planning to offer oversight of rental properties to mitigate issues. Our neighbors were denied their STR because they were late in submitting the proper paperwork and were told Kahler Glen already has too many short term rentals. My husband and I just built a new home here and are trying to sell our other back nine home, but house sales have plummeted in the region, partly (mostly?) due to your short term rental rules. We are retired and our home not selling is financially devastating.

**Kahler Glen should be an exception to your rules since we are a resort community.** At the very least you should honor our bylaws and allow voting to be at the same threshold at our covenants.

Thanks for your consideration.

~Kathryn

**From:** [CD Comment](#)  
**To:** [Anabel Torres](#)  
**Subject:** FW: 2023-26 code amendments  
**Date:** Tuesday, September 12, 2023 9:39:38 AM

---

How would you like the comments that are coming in now? Thanks!

---

**From:** Jim Brown <gidocjb@gmail.com>  
**Sent:** Tuesday, September 12, 2023 9:04 AM  
**To:** CD Comment <CD.Comment@CO.CHELAN.WA.US>  
**Subject:** 2023-26 code amendments

**External Email Warning!** This email originated from outside of Chelan County.

As a home owner on the northshore of lake Wenatchee for over 50 years I am strongly opposed to your recent arbitrary 2023-26 code amendments. James Brown, 16267 North Shore road, Lake Wenatchee. 509 670 9025

**From:** [bmpayne@nwi.net](mailto:bmpayne@nwi.net)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 14, 2023 6:59:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

We are STRONGLY opposed to the proposed changes to the Chelan County Code that would provide another avenue for more Short Term Rentals. The existing rentals are already taxing the ability of Fire Districts and Law Enforcements to provide services in rural areas. Any attempts to increase the number of rentals will just make a bad situation worse.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Mike and Becky Payne

12369 S Shugart Flats Rd

**From:** [jodie henri](#)  
**To:** [CD Comment](#)  
**Subject:** 2023 260 code amendments  
**Date:** Thursday, September 14, 2023 6:21:42 AM

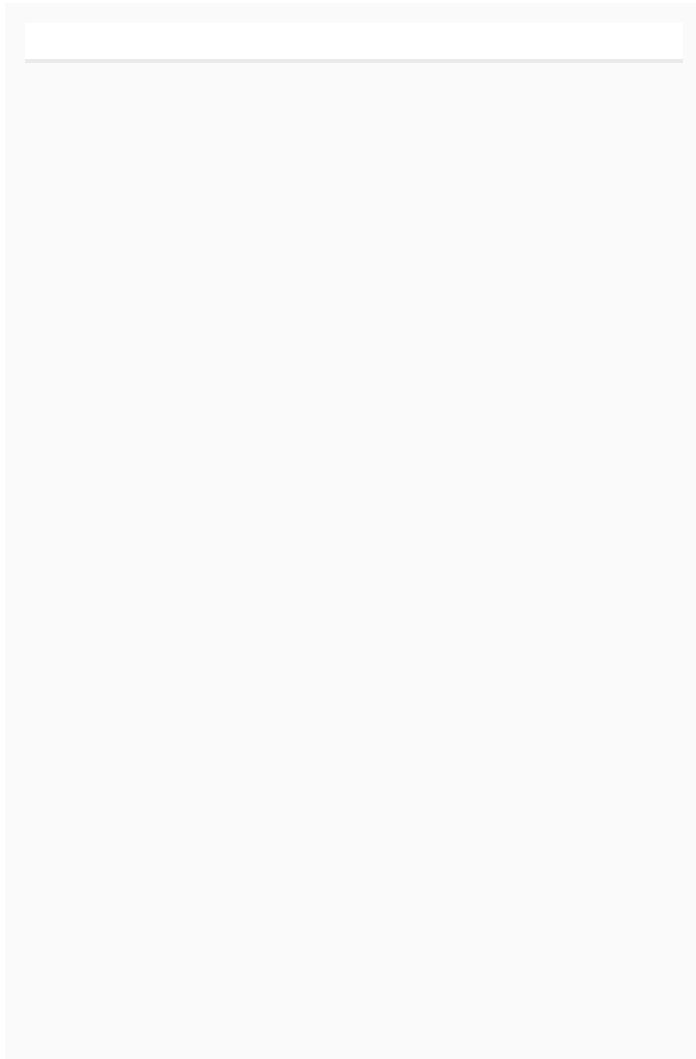
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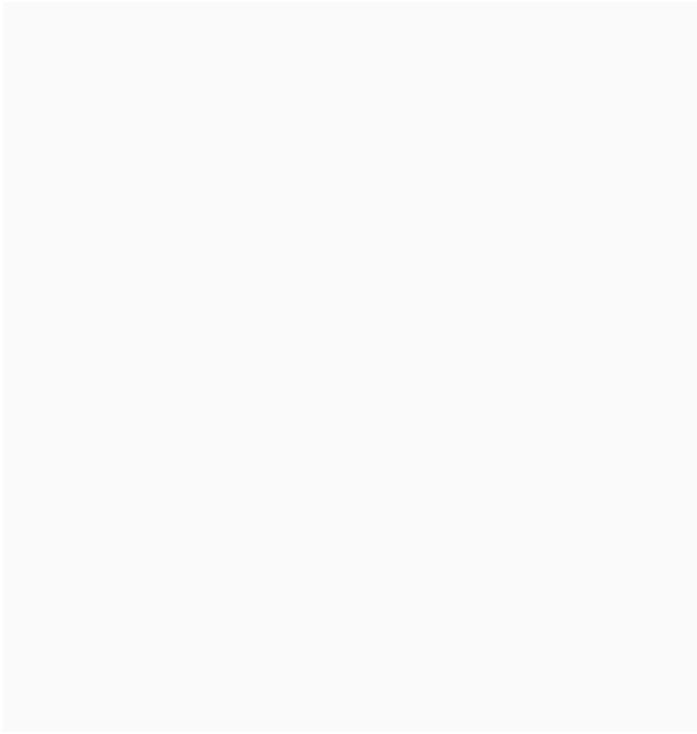
**External Email Warning!** This email originated from outside of Chelan County.

Dear community leaders

I am emailing opposed to the possible new code changes. We need to have a vision for more community local development not more tourists beds. Please do. Or include tourism as part of the loopholes within the zoning changes. Reject the changes to Sections 11.93.370 subsections 3 and 4. This change would create a loophole that would enable short term rental owners to avoid the standards set into place of the Short Term Rental code. Please retain the requirements for 10 acre minimum project area for tourist accommodations and a 20 acre minimum project area for associated residential dwellings. Thank you for your time.

Respectfully,  
Jodie Tremberth  
244 Benton St  
Leavenworth





[Sent from Yahoo Mail for iPhone](#)



**From:** [William Gardner](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023 - 260: changes to sections 11.93.370 subsections 3 and 4  
**Date:** Wednesday, September 13, 2023 10:58:46 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

*Please stop the changes to sections 11.93.370 subsections 3 and 4. That is way too small! It creates short term rentals without the standards of the Short Term Rental Code. That's not okay!! Residential area need to stay residential not turn in to commercial lodging and the associated traffic and issues.*

*Neither the Community Development Department nor the Planning Commission have provided justification these expansions. Please keep the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you.  
Donna*

**Kathy Branch**

**25 Ustah St.**

**Manson, Wa 98831**

**September 12, 2023**

**Chelan County Board of Commissioners**

**400 Douglas St. Ste. 201**

**Wenatchee, Wa 98801**

**Dear Commissioners,**

**I am commenting on proposed changes to CCC 11.93.370 which would allow short term rentals designated as resorts or lodges in residential zoning. This would allow back in the same STRs that have just been regulated to avoid all the conflicts in neighborhoods such as mine. NO short term rental could be said to minimally impact the residential areas; that has already been shown. I personally was almost run out of my home because of the proliferation of STRs and the loss of neighborhood values; ie, quiet and privacy.**

**Please adopt the RC3 recommendations for changes that will protect the code already in place.**

**Sincerely yours,**

  
**Kathy Branch**

**RECEIVED**

**SEP 13 2023**

**CHELAN COUNTY  
COMMISSIONERS OFFICE**

**From:** [Maureen](#)  
**To:** [CD Comment](#)  
**Subject:** Comments on 2023. 260-code amendments  
**Date:** Thursday, September 14, 2023 11:25:24 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners,

As a full time resident of Plain in the unincorporated area of 98826  
I am asking that you reject the changes to Sections 11.93.370 subsections 3 and 4.

Our community spent literally years coming up with a short term rental code that could protect neighborhoods and support tourism. As it stands, the number of STR's in my zipcode is above the cap set by the code. Opening up the area to further vacation rental development blatantly ignores all the research and data that showed further development would be detrimental to quality of life for residents, and further erode our lack of housing.

These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code. The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Thank you,

Maureen O'Dea  
24201 Morgan St.  
Leavenworth, WA. 98826

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** [Mail Delivery System](#)  
**To:** [CD Comment](#)  
**Subject:** Undelivered Mail Returned to Sender  
**Date:** Thursday, September 14, 2023 10:57:00 AM  
**Attachments:** [Comment on 2023-260 code amendments.msg](#)

---

External Email Warning! This email originated from outside of Chelan County.

**From:** [Bill Motsenbocker](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 Code Amendments  
**Date:** Thursday, September 14, 2023 10:13:55 AM  
**Attachments:** [Comment on 2023-260 Code Amendments.msg](#)

---

External Email Warning! This email originated from outside of Chelan County.

**From:** [Snowgrass Lodge](#)  
**To:** [CD Comment](#)  
**Subject:** Public Comment STR Code Amendments  
**Date:** Thursday, September 14, 2023 9:35:53 AM

---

External Email Warning! This email originated from outside of Chelan County.

Dear BoCC,

We're writing in support of the recently proposed amendments to the STR code. Before the STR code, we could open up our lodge to larger yoga and meditation groups because we have the space (7,000 sqft.), parking capacity etc. Unfortunately, the STR code passed 2 years ago limited our maximum occupancy to 16 (Tier 3), thus significantly restricting our business. Not only would we personally benefit from the proposed addition of "retreat centers" as an allowed tourist land use, but we believe there's a tourist demand for wellness retreats in our beautiful area which would benefit the local economy as well as the local community by allowing to host local gatherings like song circles, women's retreats, workshops, etc. Please move forward with the proposed code amendments. The CUP requirement would ensure that nearby neighbors are aware and have a say in the process.

Thanks  
Hernan Savastano  
Snowgrass Lodge

**From:** [bmpayne@nwi.net](mailto:bmpayne@nwi.net)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 14, 2023 6:59:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

We are STRONGLY opposed to the proposed changes to the Chelan County Code that would provide another avenue for more Short Term Rentals. The existing rentals are already taxing the ability of Fire Districts and Law Enforcements to provide services in rural areas. Any attempts to increase the number of rentals will just make a bad situation worse.

Please reject the changes to Sections 11.93.370 subsections 3 and 4. These changes would significantly reduce the minimum land areas for Small Scale Recreational and Tourist uses and allow short term visitor accommodations and associated residences on parcels as small as 12,000 square feet. These changes create a huge loophole that would enable short term rental owners to avoid the strict standards of the Short Term Rental code.

The Community Development Department and the Planning Commission have provided no justification for these sweeping and harmful changes. Please retain the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.

Mike and Becky Payne

12369 S Shugart Flats Rd

**From:** [William Gardner](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023 - 260: changes to sections 11.93.370 subsections 3 and 4  
**Date:** Wednesday, September 13, 2023 10:58:46 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

*Please stop the changes to sections 11.93.370 subsections 3 and 4. That is way too small! It creates short term rentals without the standards of the Short Term Rental Code. That's not okay!! Residential area need to stay residential not turn in to commercial lodging and the associated traffic and issues.*

*Neither the Community Development Department nor the Planning Commission have provided justification these expansions. Please keep the requirements for a 10 acre minimum project area for tourist accommodations, and a 20 acre minimum project area for associated residential dwellings.*

*Thank you.  
Donna*



**From:** [Kristin Szabadi](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 14, 2023 1:31:28 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

Please ask the Board of County Commissioners to accept all the changes to Sections 11.93.370 subsections 3 and 4. The current code of limiting a maximum 6500 sq. ft. structure to a minimum sized lot of 10 acres or more is far too restrictive. It is not in-line with the overall building codes in the county, it vastly reduces the options for where visitors can stay in the county, and it unfairly favors wealthy landowners thus harming the ability of smaller, local, family-owned, and less capitalized operations to provide lodging options to visitors. If this code remains as-is, we risk having only large and mostly out of area corporations owning and running the majority of our short-term rentals in Chelan County.

A maximum 7000 sq. ft. structure to a minimum sized lot of 12,000 sq. ft. is a much more equitable and fair option. Since this is valid only if these requirements also meet existing zoning laws for building maximums and lot size minimums, this will have no material impact on how each neighborhood is currently lived-in and developed.

Furthermore, limiting one single-family dwelling unit for use by on-site landowners or staff for every twenty acres associated with the "project site" is illogical. The need for on-site staffing is not determined solely, if at all, by the size of a lot. Many more factors need to go into this decision so limiting on-site staff dwellings to only unreasonably large lots provides no benefit to any party or interest.

The Planning Commission's new recommendation, that allows one single-family dwelling unit for use by on-site landowners and/or staff for every parcel of land associated with each "project site", makes more sense and is fair. Again, this is not changing current building codes so if zoning already prevents an additional dwelling unit, those neighborhoods will see no impact. If current zoning allows for an additional dwelling unit, then that could happen today, even without the existing unfair restrictions on short term rental owners only. Plus this isn't allowing any more rental units, just a place for staff or owners. Surrounding residents would ultimately be better off by having one or more on-site staff monitoring and maintaining their facilities full-time.

Regards,

Kristin Szabadi  
19506 State Rd.  
Leavenworth, WA 98826  
206-979-1578

**From:** [Zoltan Szabadi](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 14, 2023 1:24:59 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Please ask the Board of County Commissioners to **accept** all the changes to Sections 11.93.370 subsections 3 and 4. The current code of limiting a maximum 6500 sq. ft. structure to a minimum sized lot of 10 acres or more is far too restrictive. It is not in-line with the overall building codes in the county, it vastly reduces the options for where visitors man stay in the county, and it unfairly favors wealthy land owners thus hurting the ability of smaller, local, family-owned, and less capitalized operations to provide lodging options to visitors. If this code remains as-is, we risk having only large and mostly out of area corporations owning and running the majority of our short-term rentals in Chelan County.

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Regards,

Zoltan Szabadi  
19506 State Rd.  
Leavenworth, WA 98826  
206-226-8095

**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Subject:** Fw: Comments for September 12 Hearing on CTA 23-260  
**Date:** Thursday, September 14, 2023 1:12:54 PM  
**Attachments:** [CTA 23-260 Chelan County BP Comments.pdf](#)

---

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

I submitted the attached comment letter four days ago. When someone recently made a public records request for all comments pertaining to this hearing, the packet of information they received contained my email, but not the actual comment letter. I'm resending this to make sure my comment letter (not just the email) is in the record and has been reviewed by the Commissioners.

If this letter is confirmed to already be in the record, but was just left out of the public records request, you can disregard this email.

Thank you,

Brian Patterson

[Sent from Yahoo Mail for iPad](#)

Begin forwarded message:

On Sunday, September 10, 2023, 7:01 PM, Brian Patterson <[bcpatters@yahoo.com](mailto:bcpatters@yahoo.com)> wrote:

Hello,

Please accept the attached comment letter pertaining to the September 12 hearing before the Board of County Commissioners for proposed Chelan County Code changes (CTA 23-260).

Thank you,  
Brian Patterson

September 10, 2023

Chelan County Board of Commissioners  
400 Douglas St. Suite 201  
Wenatchee WA 98801

**Re: Public Comments on CTA 23-260 Chelan County (Proposed changes to Chelan County Code)**

Dear Commissioners Gering, Overbay, and Smith:

The Chelan County Planning Commission (PC) recently concluded a series of public hearing meetings to review potential changes to the Chelan County Code (CCC) including, among other sections, CCC 11.93.370 (Small-scale recreational or tourist use). After these discussions and considering public input, the PC has released a set of recommended changes to the code.<sup>1</sup> A hearing for these recommended changes in front of the Chelan County Board of County Commissioners (BOCC) has now been set for September 12, 2023. These comments pertain to this hearing.

I was a part of creating the September 8, 2023, comment letter submitted by the Residents Coalition of Chelan County (RC<sub>3</sub>) for this hearing. I will not repeat those comments here but will instead focus on a significant issue that was not addressed by the RC<sub>3</sub> comments.

During the PC hearing, and in subsequent correspondence with the Chelan County Community Development Department<sup>2</sup>, there has been an assumption that if a short-term tourist accommodation (used as a generic descriptive term in this letter) is subject to the requirements of CCC 11.93.370, it cannot be subject to the requirements of CCC 11.88.290 (Short-term rental regulations). This appears to be a driving force for the changes to CCC 11.93.370, so it is appropriate to further consider this issue.

## **The Potential Overlap of Applicable Requirements**

To begin with, consider the fairly specific definition of a Short-Term Rental (STR) in CCC 14.98.1691 (emphasis added):

*“Short-term rental” means a commercial use **utilizing a dwelling unit, or portion thereof**, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty consecutive nights or days, by intent or net effect of nights or days rented. They are commonly referred to as vacation rentals. They are a form of commercial tourist or*

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<sup>1</sup> The complete set of recommended changes can be found at: [https://www.co.chelan.wa.us/files/community-development/archives/planning-commission/2023/09%20September/CTA%2023-260%20PC%20Summary%20Sheets%20\(Signed\).pdf](https://www.co.chelan.wa.us/files/community-development/archives/planning-commission/2023/09%20September/CTA%2023-260%20PC%20Summary%20Sheets%20(Signed).pdf).

<sup>2</sup> September 8, 2023, email exchange between Deanna Walter (Director of Community Development) and Brian Patterson.

*transient accommodations. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. **They are rented as a single lodging unit, do not provide food service, and retain the form and function of a dwelling unit.** For the purpose of administration and enforcement of this title, the terms “overnight rental,” “nightly rental,” “daily rental,” and “vacation rental” are interchangeable with short-term rentals. Subleasing or subletting of units for short-term rental is prohibited.*

Note further the definition of Dwelling Unit in CCC 14.98.625 (emphasis added):

*“Dwelling unit” means one or more rooms designed, occupied or intended for occupancy as a separate living quarters **with sleeping, sanitary facilities and kitchen facilities provided within the dwelling unit for the exclusive use of a single household.***

Based on these definitions, an STR must a) be all or part of a structure designed to house a single household with a bathroom and kitchen, b) be rented as a single lodging unit (i.e., rented to a single group), and c) not provide food service to guests.

The Community Development Department recently expressed concern that if CCC 11.88.290 could potentially apply to any short-term tourist accommodation, even if it fit into another regulatory category, then “anything that offers overnight accommodations would also then need to comply with 11.88.290 – hotels, B&B, Guest Inn, campgrounds, RV parks, etc.”<sup>3</sup>

However, this is simply not true, there is no overlap between the definitions of the short-term tourist accommodations cited and the definition of an STR. Specifically:

Hotel: The CCC does not provide a definition of a hotel but considers them to be a subset of Lodging Facilities, which are defined to have more than six rooms and are only allowed in Rural Commercial zoning districts. Any structure truly built as a hotel is not being rented as a single lodging unit, and would thus not meet the definition of an STR. If the structure is being rented as a single lodging unit and is being marketed as a hotel, it should indeed be regulated as an STR since it is not truly a hotel.

B&B: These provide food services, excluding them from the definition of an STR.

Guest Inn: These provide food services, excluding them from the definition of an STR. Further, the definition of Guest Inn specifically notes that “This definition excludes short-term rentals.”

Campground Campgrounds simply provide a “parcel or tract of land” and, therefore, do not meet the definition of a dwelling unit. By definition, they could not be considered STRs.

---

<sup>3</sup> IBID

RV Park: RV parks similarly provide a “lot or parcel of land and, therefore, do not meet the definition of a dwelling unit. By definition, they could not be considered STRs.

The bottom line is that STRs are short-term tourist accommodations that currently fall into a fairly unique subset of all types of such accommodations in Chelan County. In fact, in the discussion above it becomes very clear that the BOCC and the Community Development Department were very deliberate when crafting the definition of an STR to minimize any overlap with existing definitions of other types of short-term tourist accommodations.

It is also instructive to review the types of short-term tourist accommodations allowed by CCC 11.93.370. According to the definition of “Small-scale recreation and tourism” in CCC 14.98.1795, uses under CCC 11.93.370 would include “lodges and cabin rentals”. “Cabin” is defined in CCC 14.98.340 as “a permanent structure which provides basic accommodation for temporary use.” Any STR structure would meet this definition. “Lodge” has no definition in the CCC and could, therefore, also include any STR structure.

So other than some vague, qualitative requirements for “Small-scale recreation and tourism” uses concerning the setting and impacts, any STR could meet the definition of a lodge or cabin associated with CCC 11.93.370. The only clear-cut element of CCC 11.93.370 that prevents the vast majority of STRs in Chelan County from also meeting the definition of the allowed uses under CCC 11.93.370 is in subsection (3), which requires that the use must occur on a minimum 10-acre project site.

As a noteworthy example, the Leavenworth Lodge in Peshastin advertises itself as a lodge, but also meets the definition of an STR. It is simply a single-family house being marketed as a lodge. But because it sits on a five-acre parcel, it does not qualify for operation under CCC 11.93.370.

A quick review of existing STRs in Chelan County concludes that only a handful of them are on parcels greater than 10 acres. As such, the vast majority of existing STRs do not meet the existing definitions associated with CCC 11.93.370.

The proposed changes to CCC 11.93.370(3) would do away with a single minimum project site area, requiring only that parcels meet the minimum parcel size for the given zoning. This could result in short-term tourist accommodations on parcels as small as 12,000 square feet being eligible for coverage under CCC 11.93.370. The vast majority of existing STRs would then meet the parcel size requirement. We would go from the vast majority of STRs not being eligible for coverage under CCC 11.93.370 to the vast majority of STRs being eligible for coverage under CCC 11.93.370.<sup>4</sup>

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<sup>4</sup> Being “eligible” in this case means that they meet the quantitative/definitive requirements for eligibility and would just have to meet the vague, qualitative requirements about impacts and setting. Based on historical rulings, it is unlikely that the Hearing Examiner would decline a Conditional Use Permit based on qualitative arguments as long as the quantitative/definitive requirements of a code section have been met.

The ten-acre minimum parcel size is essential to preventing massive overlap between these two sections of the code.

In other words, if the BOCC chooses to enact the changes to CCC 11.93.370 recommended by the PC, you will be intentionally exacerbating the issue of overlap between the definition of STRs and the definition of short-term tourist accommodations subject to CCC 11.93.370, all but negating the effectiveness of CCC 11.88.290 to regulate STRs.

## **The Consequences of the Overlap of Applicable Requirements**

The next issue to be addressed concerns what happens when a short-term tourist accommodation meets the definition of an STR and the definition of some other type of short-term tourist accommodation with applicable regulatory requirements (for example, the requirements under CCC 11.93.370). Again, this is a relatively rare occurrence currently, but could become more prevalent if the BOCC makes significant changes to CCC 11.93.370.

In my 25-year career in the world of environmental regulation and compliance, the answer was always straightforward. If multiple applicable requirements applied to the same compliance issue, then the regulatory conclusion was that both requirements applied. In practice, this meant that compliance was governed by the more restrictive of the requirements.

For example, if an industry-specific state regulation limited particulate matter emissions from an exhaust stack and a more general rule that applied to all emission sources also required that a quantitative emission limit be met, then both applied and the more restrictive of the two governed compliance. This was my experience 100 percent of the time over 25 years.

In the case of a short-term tourist accommodation that is potentially governed by two different sections of the CCC (e.g., 11.93.370 [Small-scale recreational or tourist use] and 11.88.290 [Short-term rental regulations]), the straightforward answer is that both sets of requirements apply and the most restrictive code requirements govern compliance.

In fact, in the CCC (as appears to be common throughout the state based on my cursory review), language for how to resolve overlap between two or more sets of applicable requirements is provided. This language happens to be the General Provisions portion of Chapter 11, which is the chapter of the code that contains the two sets of requirements being discussed in this example. Specifically, CCC 11.02.030 (Scope) states (emphasis added):

*11.02.030 Scope.*

*The text and zoning maps constitute the zoning resolution. This title shall apply to unincorporated areas under Chelan County's land use regulatory authority and is consistent with the provisions adopted by the county for the unincorporated urban growth area boundaries of the cities of Leavenworth, Cashmere, Wenatchee, Entiat, and Chelan. **Whenever the requirements of any other lawfully adopted rules, regulations, or ordinances to which the county is a party exist congruent to this title, the most restrictive or that imposing the higher standards shall govern.** If any conflict between the zoning map and text*

*of this title ensue, the text of this title shall prevail. When the adopted building standard (IBC or IFC) allows for flexibility, and the adopted county code provides standards, the county code shall govern.*

This is the only applicable language in the CCC that addresses how conflicts in the code should be addressed and, unsurprisingly, it indicates that when multiple regulatory requirements apply, the most restrictive, or that imposing the higher standards, shall govern. This is certainly consistent with my own professional regulatory compliance experience and legal doctrine experienced by a retired attorney with whom I have spoken to about this issue.

Given this, making the proposed changes to CCC 11.93.370 would appear to be ill-advised. I see one of two outcomes if these changes are made:

- 1) The County agrees with the interpretation of CCC 11.02.030 that any short-term tourist accommodation meeting the definitions for applicability of both CCC 11.93.370 and CCC 11.88.290 must comply with both. Since the requirements of CCC 11.88.290 are generally more restrictive than those under CCC 11.93.370, allowing more short-term tourist accommodations to fall under CCC 11.93.370 only serves to create more cases of overlap in the CCC and does nothing to change the most restrictive requirements for these accommodations. They all must still comply with CCC 11.88.290.
- 2) The County disagrees with interpretation of CCC 11.02.030 that any short-term tourist accommodation meeting the definitions for applicability of both CCC 11.93.370 and CCC 11.88.290 must comply with both. In this case, every short-term tourist accommodation that meets the definition of an STR and applies for the Conditional Use Permit under CCC 11.93.370 (and claims to not have to comply with CCC 11.88.290) will have to justify why it does not have to comply with CCC 11.88.290 to the Hearing Examiner and, potentially, to a judge in Superior Court.

Neither of these outcomes seem to be a win for Chelan County staff, residents, or short-term tourist accommodation operators. All this does is muddy the waters and create conflict unnecessarily.

## **Summary**

When the STR code (CCC 11.88.290) was crafted in 2020/21, the associated definition of a Short-Term Rental in CCC 14.98.1691 was carefully worded to minimize overlap with other types of short-term tourist accommodations, including those that are covered by CCC 11.93.370 (i.e., certain types of cultural/religious camps, retreat centers, campgrounds, RV parks, lodges and cabin rentals, and camping units).

Although some individual short-term tourist accommodation operators may not like being regulated by CCC 11.88.290, it makes no sense to modify CCC 11.93.370 in a way that will likely create many more instances of applicability overlap between CCC 11.93.370 and CCC 11.88.290 just to include them (and there are likely other ways to address individual situations where it makes sense). Based on my understanding of the repercussions of having two sets of



applicable requirements (as confirmed by a retired attorney), these operators will still have to comply with CCC 11.88.290. At the very least, it will create a legal quagmire that will take considerable time and expense to sort out.

Please do not make the changes to CCC 11.93.370 recommended by the Planning Commission. There is simply no logical justification for doing so. Too much time and effort went into the development of CCC 11.88.290 to have it gutted in this manner.

Thank you for your time in reading this letter.

Sincerely,

A handwritten signature in black ink that reads "Brian Patterson". The signature is written in a cursive style with a large, looped initial "B".

Brian Patterson, Ph.D.  
150 Kestrel Ln  
Manson, WA 98831

**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Subject:** Re: Comments for September 12 Hearing on CTA 23-260  
**Date:** Thursday, September 14, 2023 2:50:10 PM  
**Attachments:** [image001.png](#)

---

**External Email Warning!** This email originated from outside of Chelan County.

Thank you Cindy, I see the links now. I assume the Commissioners are used to finding attachments in this manner.

Brian

On Thursday, September 14, 2023 at 02:41:15 PM PDT, CD Comment <[cd.comment@co.chelan.wa.us](mailto:cd.comment@co.chelan.wa.us)> wrote:

Hello Brian,

I went back into the records request R003220-091223. In BOCC all comments folder on pg 78 is your original email with the attachment. It may be confusing because you have to click on the hyperlink on top of the email where it says attachments, Please let me know if that link did not work.

I attached a screen shot of what should have come through. Thank you. Cindy Wright

**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Comments for Hearing on CTA 23-260  
**Date:** Friday, September 8, 2023 11:05:10 AM  
**Attachments:** [RC3 Comments for CCC 11.93.370 Hearing \(9\\_8\\_23\).pdf](#)

---

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Please accept the attached comment letter from the Residents Coalition of Chelan County pertaining to the September 12 hearing before the Board of County Commissioners for proposed Chelan County Code changes (CTA 23-260).

Thank you,  
Brian Patterson

---

**From:** Brian Patterson <[bcpatters@yahoo.com](mailto:bcpatters@yahoo.com)>

**Sent:** Thursday, September 14, 2023 1:13 PM  
**To:** CD Comment <CD.Comment@CO.CHELAN.WA.US>  
**Subject:** Fw: Comments for September 12 Hearing on CTA 23-260

**External Email Warning!** This email originated from outside of Chelan County.

Hello,

I submitted the attached comment letter four days ago. When someone recently made a public records request for all comments pertaining to this hearing, the packet of information they received contained my email, but not the actual comment letter. I'm resending this to make sure my comment letter (not just the email) is in the record and has been reviewed by the Commissioners.

If this letter is confirmed to already be in the record, but was just left out of the public records request, you can disregard this email.

Thank you,

Brian Patterson

[Sent from Yahoo Mail for iPad](#)

Begin forwarded message:

On Sunday, September 10, 2023, 7:01 PM, Brian Patterson <[bcpatters@yahoo.com](mailto:bcpatters@yahoo.com)> wrote:

Hello,

Please accept the attached comment letter pertaining to the September 12 hearing before the Board of County Commissioners for proposed Chelan County Code changes (CTA 23-260).

Thank you,

Brian Patterson

**From:** [Brian Patterson](#)  
**To:** [CD Comment](#)  
**Subject:** Re: Comments for September 12 Hearing on CTA 23-260  
**Date:** Thursday, September 14, 2023 3:11:06 PM  
**Attachments:** [image001.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Thanks!

On Thursday, September 14, 2023 at 02:55:16 PM PDT, CD Comment <[cd.comment@co.chelan.wa.us](mailto:cd.comment@co.chelan.wa.us)> wrote:

Yes! I assure you everything we are receiving the commissioners will receive as well. If I can help in any other way let me know. Thank you!

---

**From:** Brian Patterson <[bcpatters@yahoo.com](mailto:bcpatters@yahoo.com)>  
**Sent:** Thursday, September 14, 2023 2:50 PM  
**To:** CD Comment <[CD.Comment@CO.CHELAN.WA.US](mailto:CD.Comment@CO.CHELAN.WA.US)>  
**Subject:** Re: Comments for September 12 Hearing on CTA 23-260

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**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Comments for Hearing on CTA 23-260  
**Date:** Friday, September 8, 2023 11:05:10 AM  
**Attachments:** [RC3 Comments for CCC 11.93.370 Hearing \(9\\_8\\_23\).pdf](#)

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Thank you,  
Brian Patterson

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Brian Patterson

[Sent from Yahoo Mail for iPad](#)

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Thank you,

Brian Patterson

**From:** [Russ LaValle](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Thursday, September 14, 2023 3:21:59 PM

---

External Email Warning! This email originated from outside of Chelan County.

Hi folks,

My wife and I have a home in the Ponderosa near Plain and would like to weigh in on these changes. We are wholeheartedly in favor of them as we feel land owners should be free to use their property as they see fit.

Thank you!  
Russ LaValle and Beth Pirrong

**From:** [Clerk](#)  
**To:** [CD Comment](#)  
**Subject:** Proposed amendment  
**Date:** Thursday, September 14, 2023 4:57:53 PM

---

**External Email Warning!** This email originated from outside of Chelan County.

I am opposed to the proposed amendment. Lake Wenatchee Water District can not provide water for any more parcels and is struggling to provide water for the current parcels. Until a new source of water can be found and implemented, there will be no more water available for the implied STR expansions.

Bruce Harris, Clerk  
Lake Wenatchee Water District

Sent from [Mail](#) for Windows



**From:** [Don MacKenzie](#)  
**To:** [CD Comment](#)  
**Cc:** [Kevin Overbay](#); [Shon Smith](#); [Tiffany Gering](#)  
**Subject:** Comments on proposed code revisions  
**Date:** Friday, September 15, 2023 8:51:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Commissioners and Staff,

I own a cabin at 22612 Alpine Drive on Fish Lake, and I served on the STR task force. I have comments on several of the proposed code changes. I hope you can still consider these despite an IT-related delay on my side.

First, the definition of dwelling unit, 14.98.625. The proposed code is unclear and would allow county staff to call almost any space a kitchen or a bedroom, and therefore to deem almost any space as a dwelling unit. At the same time, the requirement for exterior access creates a loophole such that areas located off garages or shared entryways could avoid being classified as a dwelling unit. Instead, make the definition consistent with International Residential Code: “a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.”

Second, the ADU code, 11.88.200. The proposal to exclude ALL decks and patios from the square footage calculation is important and long overdue. It is important to also maintain the exemptions for bathrooms, utility rooms, and stairwells.

However, retaining the on-site residence requirement for ADUs on properties with STRs will deter STR owners from adding ADUs to properties. A long-term renter on-site can help manage an STR, making a win-win-win-win for the owner, the renter, the STR guest, and neighbors. Eliminating the owner residence requirement for STR parcels would increase the availability of housing in Chelan County.

Third, the changes to the small scale recreation and tourism code. The changes are generally good but could have some unintended consequences. Instead of allowing 6500 square feet per 10 acres, it would allow a flat 7000 square feet on any conforming parcel size. This would enable more development of parcels under 10 acres, but would actually reduce the ability to develop small scale recreation and tourism on parcels over 10 acres.

I suggest that you instead amend 11.93.370(3) to read,  
“(A) On parcels smaller than ten acres, no more than seven thousand square feet of gross floor area shall be devoted to buildings and structures, provided that the parcel meets the parcel meets the minimum lot size of the zoning district;  
“(B) On parcels of ten acres or more, no more than seven hundred square feet of gross floor area shall be devoted to buildings and structures, per acre of land or portion thereof on the parcel;  
“(C) Caretakers’ residences authorized herein may be in addition to the square feet of gross floor area for other buildings and structures allowed under (A) and (B) above.”

Finally, some versions of the draft code included a provision that lodging facilities could not be rented out individually. This makes no sense, since the small scale recreation and tourism use includes “campgrounds, RV parks, lodges and cabin rentals, camping units” and other services that are virtually always offered to multiple parties simultaneously. The restriction limiting these to one group or entity and prohibiting individual rental should be kept out of the final version of the code.

Don MacKenzie  
22612 Alpine Drive

**From:** [Chris and Duane Taylor](#)  
**To:** [CD Comment](#)  
**Subject:** Comment on 2023-260 code amendments  
**Date:** Friday, September 15, 2023 10:22:28 AM

---

**External Email Warning!** This email originated from outside of Chelan County.

County Commissioners -

Please reject the county code changes to Sections 11.93.370 subsections 3 and 4. In our area, we are already at the maximum allowed 16% short-term rental capacity due to grandfathered STR rentals. A developer in our area may be building more condos and applying for a Master Plan Resort at Kahler Glen. This, combined with the proposed code amendments, will make our area even less livable.

These code amendments will weaken the strict STR codes that so many have worked so hard to achieve.

Respectfully,  
Christene and Duane Taylor  
Kahler Glen

**From:** [Trout](#)  
**To:** [CD Comment](#)  
**Cc:** [CD Director](#)  
**Subject:** Comment Letter Attached RE: Proposed Changes to CCC11.93.370  
**Date:** Friday, September 15, 2023 10:31:06 AM  
**Attachments:** [Schulz Testimony\\_091523docx.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Please acknowledge receipt of this comment letter and enter it into the record.

**From:** [Chris and Duane Taylor](#)  
**To:** [CD Comment](#)  
**Subject:** Re: Comment on 2023-260 code amendments  
**Date:** Friday, September 15, 2023 10:51:13 AM

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**External Email Warning!** This email originated from outside of Chelan County.

That's unfortunate. The Wenatchee World reported that comments would be accepted until "5 p.m. Friday."

Thank you for responding.

---

**From:** CD Comment <CD.Comment@CO.CHELAN.WA.US>  
**Sent:** Friday, September 15, 2023 10:45 AM  
**To:** Chris and Duane Taylor <duane.taylor@outlook.com>  
**Subject:** RE: Comment on 2023-260 code amendments

Thank you for your comments. I do acknowledge receipt of this correspondence, however the comment period for WRITTEN comments closed as close of business yesterday (9/14/2023, 5pm) as instructed by the BoCC. These written comments will not be included in the pack to the BoCC.

Oral comments will still be received during the public hearing scheduled for September 19, 2023 at 10:15 am – next Tuesday.

Thank you,  
Deanna

*Deanna C. Walter, Director*  
Chelan County Community Development  
316 Washington St Ste 301  
Wenatchee, WA 98801  
[deannac.walter@co.chelan.wa.us](mailto:deannac.walter@co.chelan.wa.us)  
509-667-6228

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**From:** Chris and Duane Taylor <duane.taylor@outlook.com>  
**Sent:** Friday, September 15, 2023 10:22 AM  
**To:** CD Comment <CD.Comment@CO.CHELAN.WA.US>  
**Subject:** Comment on 2023-260 code amendments

**External Email Warning!** This email originated from outside of Chelan County.

County Commissioners -

Please reject the county code changes to Sections 11.93.370 subsections 3 and 4. In our area, we are already at the maximum allowed 16% short-term rental capacity due to grandfathered STR rentals. A developer in our area may be building more condos and applying for a Master Plan Resort at Kahler Glen. This, combined with the proposed code amendments, will make our area even less livable.

These code amendments will weaken the strict STR codes that so many have worked so hard to achieve.

Respectfully,  
Christene and Duane Taylor  
Kahler Glen