

Mark and Nina Schulz
3695 Ridgeview Pl
Wenatchee, WA 98801

June 15, 2020

Via E-Mail

Chelan County Community Development
ATTN: STR Comment
316 Washington Street
Wenatchee, WA 98801
CDPlanning@Chelan.County.WA.US

RE: Proposed Short-Term Rental Regulations

Dear Planning Commission Members and Board of County Commissioners:

Thank you for providing this opportunity to comment on the draft short-term rental regulations. Please enter our comments into the record and put us on your mailing list for this proposal. This is the third time in the past year that we have provided testimony for the record on short-term rentals in Chelan County.

Summary of our comments:

- 1. The statutory authority for regulating STRs, including UGA's, needs to be clearly stated in this code.**
- 2. Are there an interlocal agreements in-place that clearly defines the roles and responsibility of each municipality? These should be included in the public record.**
- 3. The uses and activities proposed to be allowed at STRs needs to be clearly defined. For example, do the proposed regulations contemplate these STRs being used for business meetings, weddings, church gatherings, and other events? These types of uses are not residential must not be permitted.**
- 4. Do not permit STRs in the low-density residential zoning district (RS) for the UGA of Wenatchee,**
- 5. Do not "grandfather" existing STRs in the RS district,**
- 6. Include a "sunset clause" that requires removal of existing STR's within the RS district within 12 months upon enactment of this ordinance,**

- 7. Local governments already do not have the capacity to monitor and enforce STR violations. This additional burden should not be put upon local taxpaying permanent residents,**
- 8. Fire pits (open fires) should not be allowed at STRs, especially within the UGA. Transient renters often do not recognize, care, or follow code or burn bans. It is also poses a potential health hazard to neighboring properties,**
- 9. The Cities and County should hire a full-time manager for STRs and a single hotline number for citizen complaints should be provided. Also, there needs to be a centralized public database that logs and maps STR business licenses, landlord/owner information (names, addresses, phone numbers), citizen complaints, and enforcement actions,**
- 10. If the decision is made to allow STRs in residential zones (PLEASE VOTE NO), then in no instance should the number of occupants be allowed to exceed 10 people (including children). CUPs should not be allowed to increase this number, especially in residential areas zoned RS. There should be NO CUP provision in RS zones and,**
- 11. STRs should be sited and regulated like the hospitality industry. They should be permitted only in areas zoned as commercial or tourist commercial. Do not inject these commercial businesses into residential areas.**

Thank you for this opportunity to provide additional comment.

Signed (electronically),

Mark and Nina Schulz.