From: Tara Quackenbush
To: CD STRComment
Subject: STR - Public Comment
Date: Friday, August 28, 2020 4:01:14 PM

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Commissioners:

First of all, thank you for enacting a moratorium on short-term rentals. I appreciate your willingness to take that step while you continue to work on the code.

I am writing to request that any adopted code with regard to STRs pays attention to small and non-conforming lots that exist within areas that are zoned RR5, RR10 and RR20 in recognition that the nuisance impact of STRs is amplified in densely populated residential areas, even outside of those zoned RR2.5, RV and RW. I have been monitoring the evolution of STR discussions while actively seeking to purchase a lot to build. As I have been looking at a lot of real estate in the area, it occurs to me that there may be a need to closely examine RR5, RR10 and RR20 zones, even down to the street level, to determine if there are neighborhoods with lots less than 2.5 acres that should be carved out and given the same considerations as small lots in RR2.5, RV and RW zones, and thereby be subject to a 5-year sunset of existing STRs.

Those who choose to live in Chelan County and seek the benefit of being part of a local community should not be forced to endure the noise, transient traffic, trespassing and other externalized costs of those who seek to profit by renting out STRs. Any suggestion that permanent residents have the burden to confront renters, contact owners or call the sheriff's department each time a problem arises is tone deaf, particularly if one recognizes that renters often cycle through every 24-72 hours. The best solution is to eliminate STRs from communities that have small lots. I believe the proposed five-year sunset is more than fair to STR owners to make an informed business decision.

Thank you for your consideration.

Best,
Tara Quackenbush
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