From: Steve Stroud
To: CD STRComment
Subject: STR comments for planning commission
Date: Tuesday, September 1, 2020 9:10:39 PM

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Greetings-

I have lived in Chelan County for over 40 years and up Fox Rd in Leavenworth for over 20. At last count 25% of the homes in my neighborhood are STR.

I am against all STR in residential neighborhoods, especially the non-owner occupied which are commercial businesses and illegal according to the current county code.

The overwhelming comprehensively documented problems with STR could be (mostly) remedied by:

1. Eliminate all non owner occupied STR in residential zones where the property (actual acreage) is 8 acres or less.
   The Chelan County Comprehensive Plan includes goals of affordable housing and "appropriate placement " of vacation rentals. Residential neighborhoods are not appropriate for commercial activity.
2. Elimination of these STR through a maximum 2 year sunset period as our housing crisis is already at critical.
3. Owner occupied STR must apply for a full CUP, meet the national residential codes for safety (egress) and have only the number of bedrooms that are supported by the septic system on the building permit.
4. Decrease all STR to 5% or less of the housing available through sunsetting, permitting, and non transfer on sale and by <u>not grandfathering</u> any STR unless currently permitted (few if any are).

The BOCC website states as its tag line *Keeping Chelan County a Great Place to Live, Work and Play*

If that is the Mission, then STR are the anthesis of the goal. STR degrade neighborhoods and deplete housing for local residents who wish to live and work here.

Thank you for your consideration

Steve Stroud
10587 Fox Rd
Leavenworth Wa 98826
509-433-8109

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