From: sauntry@hotmail.com
To: CD STRComment
Subject: Comments concerning Short Term Rentals in Chelan County
Date: Wednesday, September 2, 2020 11:26:20 PM

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Dear Planning Commission

I am writing concerning short term rentals in Chelan County. I am writing to express support for strengthening the rules and ordinances. It is critical that the planning commission follow the goals and policies of the Chelan County Comprehensive Plan. I'd like to specifically call out Policy LU 1.2,

> Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning. Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

STRs, especially those without the owner living onsite, are commercial enterprises. Per the Policy above, these are incompatible with residential neighborhoods. A reading of the code and land use rules suggests strongly that these were never allowed in Residential areas, yet they were permitted to multiply.

Additionally, I'd like to highlight Policy H 2.4:

> Policy H 2.4: Encourage appropriate placement and use of vacation rentals. Rationale: Vacation rentals impact the character of a neighborhood and impact housing stock.

There is recognition in the Comprehensive Plan that inappropriate placement of vacation rentals can impact housing stock and therefore pricing. I'm told that approximately 15% of the residential houses in 98826 are now STRs. This is crazy and if left unchecked will price many out of their homes! There should be a cap of 5%, and only allow those that are conforming to the Comprehensive Plan.

Clearly many of these STRs are non-conforming to the Comprehensive Plan. It is imperative that the County produces a plan that phases out non-conforming properties as quickly as possible. The suggested 5 years is much too long for relief and conformance. Existing owners should not be grandfathered in any way. They should not benefit from the previous lack of enforcement and their risk taking of creating a Commercial Establishment in a Residential area.

I have heard arguments about the economic benefits of STRs in Chelan and Leavenworth, but any such benefits do not override the existing rules and policies. I'll note that the tourist industry seemed to be doing just fine before these non-conforming properties cropped up, and that the City of Leavenworth itself is supporting these same common-sense approaches.

Please enforce the existing rules, policies, and zoning restrictions and remove these Commercial establishments from Residential areas.

Thank You,
David Sauntry