From: Mary Steeber
To: CD STRComment
Subject: STR Regulation
Date: Thursday, September 3, 2020 9:38:57 PM

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Dear Planning Commission and Board of Commissioners
Being a long term resident of Chelan County and living in a residential neighborhood, I encourage you to follow the goals and policies contained in the Chelan County Comprehensive Plan. Specifically, these emphasize Goal Housing 1*: Encourage the availability of affordable housing to all economic segments of the population of Chelan County;* and Policy Housing 2.4: *Encourage appropriate placement and use of vacation rentals.* There is a housing affordability crisis in the touristed portions of the County because our single family homes have been converted to short term rentals, especially in the Leavenworth 98826 zip code and in the Chelan/Manson areas. In the 98826 zip code, over 15% of the houses are now short term rentals. This number needs to be reduced to less than 5%.
Tier 2 and Tier 3 STRs (the absentee owner rentals) are not compatible in residential zones, especially on lots smaller than 8 acres. Be aware that many lots in Chelan County are much smaller than the zoning area they are located in. Please protect neighborhoods from commercial businesses that are fundamentally incompatible in a residential setting.
Phase out (sunset) non-conforming STRs within 1-2 years and do not allow transfer of STR permits. This includes LLC transfers of ownership. The problems in our neighborhoods and our crisis in affordable housing cannot wait 5 years.
Lastly, limit occupancy in Tier 1 and Tier 2 STRS to two people per bedroom or a maximum of ten people, whichever is less. The number of bedrooms should be no greater than described on the approved septic and building permits.

Thank you for your work on this issue.

Mary Steeber