From:	Kirvil Skinnarland
To:	CD STRComment
Subject:	Analysis of Actual Lot Size in Rural Residential Zones
Date:	Monday, August 31, 2020 12:51:43 PM
Attachments:	Parcel Size Analysis by Zone 8.31.2020.pdf

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Dear Commissioners,

We have performed a sophisticated analysis of actual parcel size of properties in Chelan County in relation to their underlying zoning. This analysis shows clearly that a high proportion of properties are much smaller than the underlying zoning district would indicate.

Our analysis shows the following:
RR 2.5 -- 69% of the parcels are smaller than 2.5 acres
RR 5 -- 59% of the parcels are smaller than 5 acres. 42% are smaller than 2.5 acres.
RR10 -- 42% of the parcels are smaller than 10 acres
RR 20 -- 34% of the parcels are smaller than 20 acres

Thus, establishing STR restrictions based solely on underlying zoning is ineffective because of the high percentages of nonconforming lots.

Prohibiting Tier 1 and Tier 2 STRs in RR 2.5 zoning on the basis that this size of lot does not allow sufficient separation between incompatible uses (i.e., commercial and residential) is a good first step. However, this logic must be extended to protect all neighborhoods where parcels are too small to provide separation. For example, 42% of lots in RR 5 zoning are less than 2.5 acres.

We believe that even lots of 2.5 acres are too small for Tier 2 and Tier 3 STRs.
For Tier 2 and Tier 3 STRs, Residents United for Neighbors (RUN) is recommending that the minimum lot size be established at 8 acres in residential zones.

The attached report contains more detailed information about this analysis.

Sincerely,

Residents United for Neighbors (RUN) of Chelan County