From:	Lisa Grueter
To:	Guy Evans
Cc:	Jim Brown; CD STRComment
Subject:	RE: Chelan County STR question
Date:	Thursday, September 3, 2020 7:38:49 PM
Attachments:	image001.png

External Email Warning! This email originated from outside of Chelan County.

Hi Guy,

Thanks for your call and the email. In red below I put my interpretation of the Planning Commission recommendations that are the subject of the hearing on 9/9. I'm copying Jim Brown and the project email to keep track of the questions and input.

The information about the hearing and how to provide comments is here: https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals-code-development.

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From: Guy Evans <guy@guyevanschelan.com>
Sent: Wednesday, September 2, 2020 1:46 PM
To: Lisa Grueter <Lisa@berkconsulting.com>
Subject: Chelan County STR question

Hi Lisa,

Just left you a VM. Hope you are well!

Thanks for your firm's leadership on the draft STR regulations in Chelan County. I've only recently started to track the progress but appreciate the time and energy invested.

Can you confirm my understandings below of the draft regulations? I have a client purchasing a home in the Manson urban growth area (14 Ustah St), and I want to make sure my interpretation is correct.

1) TIER - This one is easy. His use would fall squarely into TIER 2 which would be allowed in UR2.
Yes, line 112 of the 9/9 hearing draft shows as "Permitted" in UR2.

2) No sunset clause in UR2. My understanding is that the sunset clauses relate to other more rural zoning districts. There is a sunset clause on several rural zones per lines 89 and 90, and 231/232. Also, if existing short-term rentals (rural or urban) are nonconforming and in zones where they would no longer be permitted there is a proposed sunset clause. See lines 223-230.

3) Existing STRs will continue to be allowed to operate in UR2. My understanding is that:
a) the goal is to cap STRs at 5% per area, Yes, the 5% is applicable countywide, by zip code, and UGAs (all in unincorporated county). Lines 170-177.
b) that the Manson UR2 area is already at 5%, Yes, Manson is at about 11.2% with AirDNA data (it may be higher if more platforms are considered; it is lower if not including STRs in Wapato but still above 5%); see footnote 1, page 2 of 9/9 hearing draft and Attachment D Line 513.
c) but that existing STRs (that are a part of this 5%) would be allowed to continue to operate. Correct? Yes, subject to criteria; see lines 203 to 222 – criteria include (in summary) being in a zone allowing similar uses in the past, STR in use January 1, 2019 and forward, applicable state and local taxes paid, can meet the code's short-term rental standards and obtain a land use permit, and if in the Manson UGA evidence that the STR was registered as a vacation rental. Guy, it sounded like the owner has such a vacation rental permit and you have a copy, and that you've talked with Jim about the criteria on applicable taxes.

I realize that all of this is subject to approval of the Draft regulations. Yes, the draft regulations may change as the Planning Commission conducts its hearing and makes recommendations and of course at the BOCC stage as well.

(Also, I am well aware of the moratorium that was recently passed. I reached out to the commissioners to alert them that as it is currently written, the moratorium would render all STRs in Manson illegal as of Jan 1, 2021 because new STR permits wouldn't be issued. (see email below to 2 commissioners) There is some recognition among them that this needs to be addressed in the early October review of the moratorium.)

Thank you for your time.

Best,

Guy Evans

From: Guy Evans <guy@guyevanschelan.com>
Sent: Monday, August 31, 2020 10:47 PM
To: Doug England <Doug.England@CO.CHELAN.WA.US>; Bob Bugert

<Bob.Bugert@CO.CHELAN.WA.US>
Subject: STR Moratorium

External Email Warning! This email originated from outside of Chelan County.

Hi Doug and Bob,

I am writing you both with a time sensitive matter related to the new STR moratorium.

On page 2, the moratorium states that "the county needs to maintain the status quo" until new regulations are adopted. However, given current permitting practices, the moratorium could actually reduce the status quo. Here's why:

1) Permits, as you likely know, in the Manson UGA are issued yearly. At the end of each year, permits expire and applicants must reapply.
2) If the moratorium is still in effect as of January 1, 2021, then all of the currently permitted rentals in the Manson UGA won't be allowed to continue their operations into 2021.
(I confirmed both of these points with Jim Brown this morning.)

This wouldn't be maintaining the status quo, but instead would dramatically reduce the numbers of STRs. Which seems a bit unfair since just outside of the UGA no permits are required and a STR could continue on in legal operation.

I applaud the Commissioners (and planning commission) for tackling this thorny issue of STRs. It isn't going to be easy to get a handle on. And I see the value of the moratorium.

However, this particular issue of existing permitted STRs in the Manson UGA that will be illegal as of 1/1/2021 seems to deserve some attention.

Can you provide supplemental direction to Community Development as it relates to the rentals in the Manson UGA? **Namely, if a Manson UGA STR currently has a permit, the home owners can reapply in 1/21 and continue to operate legally during the moratorium**.

My motivation on this issue is specific: I have a client who will close on a STR in the Manson UGA in 2 weeks. He is buying it just for this STR purpose. However, he has informed me he will back out of the purchase by Friday absent any correction.

Thank you for your timely reflection on this matter!

Best regards,

Guy Evans