From:	Mike Stanford
To:	CD STRComment
Cc:	Bob Bugert; Kevin Overbay; Doug England
Subject:	STR comment
Date:	Wednesday, September 2, 2020 8:43:54 AM

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

My name is Mike Stanford. I live at 2393 Kinnikinnick DR Leavenworth WA 98826. (Chiwawa River Pines, 15% density STRs) Please consider this my comment in support of the efforts of the Chelan County Commissioners to regulate and or limit the number and type of STRs in our/my neighborhood. This use is not consistent with the zoning areas RR 2.5 or RW. STRs have had a devastating effect on the quality of life for Chelan County families. I support the efforts of RUN and ask you to adopt their recommendations as you move through this process. At this point, I know you all are aware of the issues associated with STRs. I feel no need to remind you.

I ask that you :

Pease follow the goals and policies contained in the Chelan County Comprehensive Plan. Specifically, 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 tourist portions of the County because our single family homes have been converted to short term rentals especially in the 98826 zip code and in the Chelan/Manson areas. For example, in the 98826 zip code, over 15% of the houses are now short term rentals. We need to reduce this number to 5%.

Tier 2 and Tier 3 STRs (the absentee owner rentals) are not compatible in residential zones especially on lots smaller than 8 acres. Please protect neighborhoods from commercial operations that are fundamentally incompatible in a residential setting.

Phase out (sunset) non-conforming STRs within 2 years and do not allow transfer of STR permits. The problems in our neighborhoods and our crisis in affordable housing cannot wait 5 years.

Limit occupancy in Tier 1 and Tier 2 STRS to 2 people per bedroom or a maximum of 10 people, whichever is less. The number of bedrooms can be no greater than described on the approved septic and building permits.

Thank You

Mike Stanford

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