From: kinderranch@nwi.net
To: CD STRComment
Subject: FW: RE: PUBLIC COMMENT FOR THE BOCC WORKSHOPS/PROPOSED CODE AMENDMENTS FOR ON AUGUST 4 & 18, 2020
Date: Tuesday, September 1, 2020 10:16:25 AM

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

Dear Mr. Brown and Chelan County Planning Commission,

I am forwarding my email sent 8/18/2020 with my comments regarding sunsetting of STRs and zoning to the Planning Commission for its upcoming review. My neighborhood would be left out of any sunsetting with the current language, should that be accepted due to our current zoning of RR5. I do understand that the STR Code currently being drafted may be changed regarding the sunset statement. It is my hope that such language be kept in the code and strengthened to include a sunsetting requirement within 5 years or less for STR(s) contiguous to or within a predetermined area of property(s) 2.5 acres or less, regardless of the such properties' current zoning. If such language cannot be included and sunsetting is required for 2.5 acres and less types of zoning, then my neighborhood will consider submitting for zoning change. In addition to my below comments, I would like to add that there is a STR above my property that has ongoing issues with excessive noise and overflowing garbage. We live next to the Ski Hill forest. Bears and other wild animals frequent this area. Garbage endangers their lives. Noise carries down the hillside and is a constant issue for neighbors. We do not want to be the noise and garbage police. Other Leavenworth area residents have had issues with failing septic systems, alarms, etc.

Please see my original comment below.

Thank you,

Linda Kinder
12276 Ski View Ln
Leavenworth, WA 98826
Tel. 425-870-7572

From: kinderranch@nwi.net <kinderranch@nwi.net>
Sent: Tuesday, August 18, 2020 2:43 PM
To: 'CD.STRComment@co.chelan.wa.us' <CD.STRComment@co.chelan.wa.us>
Subject: RE: PUBLIC COMMENT FOR THE BOCC WORKSHOPS/PROPOSED CODE AMENDMENTS FOR ON AUGUST 4 & 18, 2020

To Whom It may Concern,

Thank you very much to all at the Chelan County Planning Department and to the Commissioners for your continuing efforts to address much needed short-term rental regulation in our county.

I am requesting review of the Proposed Short-Term Rental Regulation Process language of "5-Year Sunset on Lots less than 2.5 acres in RR2.5, RW, RV" for possible inclusion of additional language stating "….and where contiguous properties and/or a majority of properties within the same or adjacent subdivisions to a STR consist of 2.5 acres or less" (or similar).

The reason for my request is to ensure fairness to Chelan County residents by covering zoning areas over 2.5 acres where contiguous lots or a majority of lots within a specified radius of an STR are actually 2.5 acre or less in size.

Case in point – in my neighborhood on Ski View Lane near Ski Hill and just above the UGA in Leavenworth, all lots are zone RR5. When my husband and I bought our lot in 2001 the zoning was RR1 and was later revised to RR5. I am not sure why the change occurred when it did, but the intent may have been to minimize development and protect adjacent orchards and the Ski Hill to the north. The Planning Department should have record of that zoning change and reason for it. A majority of lots in Ski View development and adjacent developments in the Ski Hill area just outside the UGA to the north are actually 1 acre tracts and almost all have been developed. There are a few two acre lots at the top of Titus and in the Ski View and McAn additions where residents have bought additional lots. Otherwise and aside from Ski Hill area orchards, there are a few multi-acre lots along Titus Rd and Ski Hill Rd and on off streets further down both of those roads (some are in the UGA).

For those residents with property outside the UGA **AND** adjacent to or nearby currently existing Tier 2 or Tier 3 STRs **AND** currently zoned as RR5 the current STR draft language provides no sunsetting of STR operations. This may concern other Chelan County property owners in areas where properties are zoned RR5 or larger, but the actual development of the majority of the area is 2.5 or less acres, also.

Thank you very much for reviewing my concern. Please do not hesitate to contact me if you have questions regarding my request.

Sincerely,

Linda Kinder
12276 Ski View Ln
Leavenworth, WA 98826
Ph. 509-888-5084