From: Jamie Mathey
To: CD STRComment
Subject: Public Comment on BOCC workshops/code amendments
Date: Friday, August 28, 2020 4:40:36 PM

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Dear Chelan County Commissioners:

I have closely watched the County Commissioners' meetings and Planning Commissioners' meetings regarding STRs. Thank you for your thoughtful consideration, the level of analysis being undertaken has been impressive and refreshing. As I mentioned in earlier comments, I live in the Icicle Island Club HOA, about a mile up Icicle Road from Sleeping Lady. So far, I have not heard anyone make direct reference to our community (of ~42 owners) and I have not seen any documentation in the code notes/workshop presentation that appears to address our specific situation and challenges. I would like to provide you with some information about us so that we don't become lost in the shuffle.

My understanding is that Icicle Island Club is zoned as RR20, but that our approved plat was subdivided in the 1960s into tiny nonconforming lots, some ~1/3 acre or less. Almost all of the lots already have houses on them. About half of our lots are only accessible by a private road and bridges. Because our houses are clustered so tightly together, we face the same types of problems that RR2.5 zones face in terms of proximity of the Tier 2 STRs (of which there appear to presently be 4-5 operating, or ~10% of all owners, all of whom live outside of Chelan County). Under the reasoning and policies supported by both yourselves and the Planning Commission necessary to protect RR2.5 zones, Icicle Island Club, by extension also deserves the same levels of protection from Tier 2 STRs. Lot size and physical distance between neighbors' houses should be a primary consideration in selecting the level of restrictions. However, using zoning as a shortcut should not foreclose a thorough neighborhood-by-neighborhood review for non-conforming lots in larger zones.

The ongoing problems in our neighborhood caused by unsupervised Tier 2 STR users are the typical complaints you have been hearing about: routine and unaddressed trespassing, illegal/unattended fires, late-night noise/partying, parking overflow, safety concerns, fishing closed waters, damage and waste to our private roads and bridges, dumped garbage/bear visits, etc. The typical response we receive from STR owners when these concerns are raised is some form of "STRs are legal in Chelan County so there is nothing you can do about it." Our HOA has ceded responsibility for addressing STRs to the County. Approximately 14 owners (~33%) are full-time or mostly full-time residents. Many of us believe our neighborhood is unsuitable for non-owner occupied STRs. The ongoing problems created by STRs for Icicle Island Club date back at least 15 years, and seem to be getting worse.

In sum, I am requesting that your future code revisions subject Tier 2 STRs in the Icicle Island Club HOA to the same requirements that you adopt for RR 2.5 Zones, including sunset provisions, P(1)(3) requirements, inspections, CUPs, strong penalties, etc. This outcome may already be intended or implied, but please make it explicit.

Very truly yours,

Jamie B. Mathey