From: Gro Buer
To: CD STRComment
Subject: Short Term Rentals
Date: Tuesday, September 1, 2020 4:57:28 PM

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Dear Planning Commissioners,

First of all thank you for your work trying to figure out how to deal with short term rentals. I'm sure it is a fairly thankless job and a tough one!!

I'm a homeowner on E.Leavenworth Rd (county) and have STRs nearby, and have many friends who have STRs next door or across the street, and even 20 acres away like we have, that impact our neighborhoods and lives. Here are some comments:

1. Please follow the goals and policies contained in the Chelan County Comprehensive Plan. Specifically, we emphasize 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.*

a. Reasons: There is a housing affordability crisis in the touristed 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 MY 98826 zip code, over 15% of the houses are now short term rentals. We need to reduce this number to 5%.

2. 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.

3. 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.

4. 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.

There shouldn't be commercial entities in our neighborhoods, and only home owner occupied-room rentals. Please listen to those of us who live here, volunteer here, work here and pay taxes here. It can be far too noisy, busy with cars, garbage and people wandering along the street with inner tubes looking for river access, to continue to have STR's in where we all live. It is out of control!!

Thank you, Gro Buer 8050 E Leavenworth Rd, 98826