From:	Bruce Williams
To:	CD STRComment
Subject:	STR regulations should be based on actual lot size, not zoning district
Date:	Wednesday, September 2, 2020 3:16:55 PM
Attachments:	Chelan County zoning near Icicle Creek.pdf

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Dear Planning Commissioners,

Please

1) **revise the draft code to use actual lot size, not zoning district, as the basis for STR regulations;**
2) **prohibit, and sunset, all absentee-owner STR's that are on lots less than 8 acres or are closer than 1,000 feet to neighboring houses.**

As I'm sure you know, Chelan County zoning districts don't tell one how big the lots in the district actually are. For example, most lots in RR-5 are less than 5 acres. In RR-10, more than 40% of the lots aren't 10 acres

A clear example of this is my neighborhood, which is zoned RR-10. I live on Icicle Creek just north of East Leavenworth Road (8050 East Leavenworth Road). I am attaching the relevant page from the Zoning Map.

Here is a list of our neighbors' lots along Icicle Creek, all of which are zoned RR 10, listed in order from south to north, with sizes listed in the County GIS:

8029 E. Leavenworth Road (neighbor across street)	2.5 acres
8000 E. Leavenworth Road (our next door neighbor)	0.46 acres
12555 Prowell Street (other next door neighbor)	1.00 acre
12553 Prowell Street	1.00 acre
12753 Prowell Street	1.8 acre
12545 Prowell Street	0.56 acre
12510 Prowell Street	1.08 acre
12482 Prowell Street	0.42 acre
12486 Prowell Street	1.67 acre
Unassigned address	1.91 acre
Unassigned address	2.02 acre
12465 Shore Street	2.8 acre
12463 Shore Street	0.67 acre
Unassigned address	0.42 acres
Unassigned address	0.82 acres
12454 Shore Street	1.37 acres
12446 Shore Street	1.52 acres

Of these neighboring 17 lots zoned RR-10 in our neighborhood:

- the largest is 2.8 acres
- 15 (almost 90%!) are less than 2.5 acres
- 5 are less than 1 acre

This is not an area appropriate for Tier 2 or Tier 3 STR's.

Here's a real life example: Our next door neighbors to the north in our RR 10 district have a 1 acre lot. Their house and deck are about 100 feet from our house, facing our house and our deck. Both of us have planted trees and shrubs on our respective sides of the boundary but that provides only visual, not auditory, privacy. If we are on our deck, and they are on their deck, we can hear them even if they are just talking on the phone. If they had a loud outdoor party, we would not be able to enjoy any sort of peace on our deck or our yard- having conversation with friends, reading a book, etc. Because our neighbors are actual residents, true neighbors, who live there, this is not a problem for us. We are considerate of each other so loud parties don't happen often, and having that noise just occasionally is fine. **But with an STR, it likely would be a loud outdoor party every weekend.** That would be intolerable for us and completely inconsistent with what we reasonably expected when we bought our property 20 years ago in a "rural residential" neighborhood.

This is not just an issue for our immediate neighborhood. It is true on the other side of Icicle Creek. It is also true in the Joyful Place neighborhood, also RR 10, further north on East Leavenworth Road where most of the lots are 1 acre. It is true for the great majority of RR-10 lots, and the great majority of residents, along Icicle Creek between the Fish Hatchery and Leavenworth.

Would you choose to live next door to a STR with a loud outdoor party every weekend that was only 100 feet from your house? If not, why would you allow some commercial investor to force that on us?

There is one value in the zoning district labels: they remind us of the primary purpose of that district. "Rural Residential" neighborhoods are to have a rural feel and the parcels are to be used as residences. Absentee-owner STR's are inconsistent with both purposes.

If absentee owner STR's are to be allowed in rural residential zones at all (they are much more appropriate in tourist or commercial zones because they are commercial businesses providing tourist accommodations), they should be allowed only where they will not have a detrimental effect on neighbors who chose years ago to use that zone as it was intended - for residences. That means absentee-owner STR's should be allowed only where the actual lot size and distance from neighboring houses is sufficient to protect neighbors from the noise of a loud outdoor party every weekend from April to October and much of the winter.

If you believe we need a large number of STR's in our county, please create commercial and/or tourist zones that are appropriate for them but protect the housing in residential areas.

Thank you.

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