From:	Kirvil Skinnarland
To:	CD STRComment
Subject:	RUN Comments on STR Draft Code
Date:	Wednesday, September 2, 2020 12:04:37 PM
Attachments:	RUN Comments on Draft STR Code 9.3.2020.pdf

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Dear Commissioners

We have attached to this email our detailed, line by line comments on the draft ordinance you adopted on July 9th 2020. This cover email will address our main points. Please note that along with this email and attached mark up of the ordinance, we have submitted three reports that provide data and analyses on the 1) the housing crisis in Chelan County; 2) the high percentage of non-conforming lots in rural residential zones; and 3) the time to reach a 5% limit on STRs without a sunsetting provision for existing STRs. These reports provide data that back up the recommendations we are making.

We have an affordable housing crisis in many parts of the County, especially in the 98826 zip code. In a separate email we have provided you with a list of recent housing studies that document this crisis in Chelan County. The Berk reports document the exponential increase in STRs especially in the 98826 and 98831 zip codes. These housing studies suggest that STRs are a contributor to the problem because they inflate housing prices and reduce the supply of homes available for long term rental. STRs must be reduced to no more than 5% of the single family housing stock as quickly as possible so that housing (for rent and purchase) is made available for residents who live and work here.

The fact that commercial, absentee owner STRs are incompatible in residential zoning is well documented by studies done in throughout the country and by the overwhelming number of comments you have received from local residents. Commercial businesses do not belong in neighborhoods. Please adopt a strong ordinance so that the peace, safety and integrity of our neighborhoods is restored.

We urge you to follow the guidance provided by the County's Comprehensive Plan goals and policies.
These include:
• Goal Housing 1: Encourage the availability of affordable housing to all economic segments of the population of Chelan County.
• Policy Housing 2.4: Encourage appropriate placement and use of vacation rentals.
o Rationale: Vacation rentals impact the character of a neighborhood and impact housing stock.
• Goal Housing 4: Support regulatory changes and economic programs that promote affordable housing options.

We have submitted evidence in a separate comment letter that documents that a high proportion of parcels in rural residential zoning are smaller than the designated minimum lot size. For example, 59% of the lots in RR 5 are smaller than 5 acres, and 42% are smaller than 2.5 acres. Commercial uses must be separated from residential uses. We urge you to set 8 acres as the minimum lot size for Tier 2 and Tier 3 STRs, regardless of zoning category.

We ask that you 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 or longer. We have submitted a separate letter and report that analyses the impact of not adopting a sunset deadline. Our housing crisis is now. Helping residents that cannot find housing needs to be a top priority.

Please 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 should be no greater than described on the approved septic and building permits.

Thank you for your consideration.

Residents United for Neighbors Steering Committee
Bruce Williams, Kirvil Skinnarland, Bob Fallon, Greg Steeber, Mara Bohman, George Wilson, Jerry Jennings, Stan Winters, Steve Stroud, Pat Thirlby, Cherie' Warren, Matthew Carlisle, Barbara Rossing