From: Matthew Carlisle
To: CD STRComment
Subject: Further Comments
Date: Wednesday, September 2, 2020 8:02:52 AM

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Commissioners,

I've sent in comments before on specific aspects of the code as you had requested, but this additional commenting period deserves a summary of what I would like to see out of the code. My previous comments have detailed all the problems I've personally had with STRs and you are well aware from the hundreds of comments received what the problems are.

Important to keep in the code:

1) **Occupancy limits.** We need to stop party houses, which typically seem to be a house in which the occupancy outstrips the size of the house, enabling many people to split the cost and cram people in for a party, regardless of night of the week, and regardless of time of the day. Occupancy should be 2 persons per bedroom, with bedrooms defined per the approved septic plan. No more than 10 in Tier2 please!

2) **Lot sizes**. The zone designation barely relates to the size of the parcel especially in RR2.5 and RR5 as RUN has demonstrated in their detailed analysis. Please have a minimum lot size that's sensible (8+ acres would be ideal) and consider separation requirements.

3) **Permits and revocation.** Owners need skin in the game as it refers to the behavior of their renters. Right now under current code they have zero accountability. The draft code has good rules in this area. Please do not weaken it!

4) **No transfer of permits at sale.** We need to reduce the number of STRs, not keep it level.

5) **We must have sunsets** at 2 years for non-conforming uses to help get Leavenworth and Manson down to 5%. As RUN's analysis has shown, it will take over 20 years to get 98826 down to 5% with just natural attrition and housing growth. This is unacceptable to your residents and voters. STRACC is going to sue in 5 years if you set it to 5, or 2 years if you set it to 2. STRACC is already suing in an obvious attempt to delay the process (and it's working!) - your only appeasement strategy for STRACC is to do absolutely nothing, which is what's happened for over a decade now and is not working!

6) **Enforcement**. The current noise ordinances are not enforced (I know, I've tried using them)

due to lack of finances, or something else. Please include all administrative and enforcement costs into the permit. The people creating the problems need to pay for the solutions. I've already donated money to RUN and spent considerable personal time working on this issue and don't have any renters to fund it.

Thank you,

-Matthew Carlisle
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(in Plain)
Full-time resident and voter in Chelan County.