From:	Bob Fallon
To:	CD STRComment
Subject:	Comments for Planning Commission Special Meeting September 9, 2020
Date:	Friday, September 4, 2020 4:42:38 PM
Attachments:	UW LAW REVIEW EFFECTS OF STRs.pdf

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TO: Chelan County Planning Commission
FROM: Bob Fallon
Leavenworth WA
RE: Comment for Special Meeting on STR Draft Code

Planning Commission members:

It is unfortunate that this issue is back before you. Since last visited with the PC, my thoughts on the proposed draft have "matured" as the debate has continued and more opinions have been voiced, but my position remains much the same.

My principal concern is with STRs in Residential Zones. I am also concerned about enforcement of nuisance concerns, safety and health issues, appropriate registration and tax/fee collection.

Zoning is designed to keep incompatible land uses separate:

- Current Chelan County Zoning does not allow STRs in Residential Zones and there is no reason to change that
- STRs are businesses and it is illogical (and currently illegal) to have them in residential zones
- Businesses in residential neighborhoods destroy the very nature of any neighborhood
- Businesses in neighborhoods increase the cost of housing for residents
- Businesses in neighborhoods decrease the availability of housing for residents
- Small(1-3 bedrooms), full time resident occupied STRs(?? B & Bs) are do not violate these concerns

It has been argued that STR investors should be given consideration for their investment in their properties and businesses. I am confused by the notion that these investors should be given consideration over the legal investments and expectations that residents had when they adhered to current codes when buying their homes.

STR proponents argue that STRs are a vital part of the economy of Chelan County. NOT TRUE

- Leavenworth has had a vibrant tourism industry for decades. The book "MIRACLE TOWN" was published in 1997, long before STRs came on the scene, and celebrates the region's economic revitalization
- The book raises concerns about the availability of resident housing
- The book voices concerns about the balance between business and residents' concerns, the "soul" of the community (pg 177). This is the very issue the PC and BOCC is addressing with STRs.

- It can be argued that STRs are hurting the economy because of the increased number of guests that are ruining the experience of visiting Chelan County.

The Chelan County Comprehensive Plan Housing Element has at least 3 provisions that pertain to the appropriate regulation of STRs:

- Goal Housing 1. addresses the availability of affordable housing
- Policy Housing 2.4 encourages the appropriate placement of vacation rentals
- Goal Housing 4 promotes affordable housing options

I have attached a University of Washington Law Review that addresses social, economic and legal issues surrounding STRs. It should be considered mandatory reading for anyone seeking an informed opinion on STRs.

SUMMARY: I am not against a robust (tourist) economy. I am against large STRs in residential zones. I am for STRs in appropriate Zones.