From: Cliff Courtney
To: CD STRComment
Subject: STRs
Date: Tuesday, August 11, 2020 10:29:38 AM

External Email Warning! This email originated from outside of Chelan County.

Commissioners,

I have watched the development of rules on the issue of STRs and wish I had more time to attend meetings etc.

I own a house in Chelan Falls that has an STR complete with pool as a neighbor. I get that they are often bad neighbors but this particular rental has an owner that monitors her guest and also enforces guidelines. The neighbors are also given her personal cell phone even though she lives on the coast. She will be out of business if the current proposals are adopted.

My primary concern right now is Stehekin. The GMA left us with little outright Commercial land uses. The main lodge here is largely getting to be in a dilapidated condition and I see no active planning for replacement. By default this facility is largely being replaced with individual STRs.

Some of these STRs would survive the current proposals but many would not. There is also the issue of the lack of land base in our valley. The National Park Service has consumed most (75%) of the private property leaving us with only approximately 350 acres. If future or present STRs are required to set on 10+ acres to be eligible for a CUP then they will be mostly eliminated or blocked.

Stehekin's very existence is nearly 100% dependent upon tourism. Approximately 30% of the current units are STRs and this number could easily become 50%. Please consider what your regulations will accomplish.

I believe that strict enforcement of existing and new regulations may be essential if the owners will not police themselves. I do not believe eliminating responsible owners with the bad is a solution. If there are areas such as Plain, Leavenworth, or Manson that have an over saturation and some real problems that need this sort of restrictions, then form an overlay district in each one of those areas and deal with them individually instead of by county wide rules.

Please do not throw Stehekin under the bus accidentally.

Respectfully,

Cliff Courtney