From: BRIAN Shugrue
To: CD STRComment
Subject: STR Regulations - Comments in Advance of the August 11 Meeting
Date: Monday, August 10, 2020 3:22:07 PM
Attachments: Outlook-i0jaqmzq.png

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

I just received an e-mail from the County providing updates on the proposed new regulations for Short Term Rentals.

I must say how impressed I am with the work the Planning Commission has done here. Amazing work. The details, and the relatively short time frame with which they got this done, are both very encouraging and exciting.

Overall, I am thrilled with everything thus far, with the exception of a glaring gap that may have gone unrecognized: *the size of the lot allowing STR's to operate in.* From what I understand, any lot larger than 2.50 acres would be exempt. This is a huge problem for us!!!

We have an STR adjacent to our property that is on 2.51 acres, called Silver Spruce Lodge, at 10350 Suncrest Drive (we are at 10300 Suncrest Drive). They have been one of the worst violators in the County the past five years. We have had to call the Sheriff dozens of times, and arrests were actually made. The owners do not care, as we have tried numerous times to talk with them about it. These people also own the Red Roof Lodge on Dempsey Road, and I know you've probably heard about them as well. In addition to the horrible experiences we've had in the past five years, here's what's happened during the past several months:

1. During the Stay At Home period where everyone was supposed to shut down from March until the end of May (as we did with our business) they remained fully occupied, renting to guests the entire time period. We confirmed this by talking with some of those guests. So, the owners completely ignored the governor's mandate.
2. Four weeks ago there were so many people staying there, they erected tents in the backyard to accommodate them. We counted over 30 people.
3. Two weeks ago, a wedding was held there, with dozens of cars, each carrying 4 or more people. The noise, dust, parking, etc. were horrible.

So, we implore the Planning Commission to reconsider the lot size exemptions. The size of the lot is completely irrelevant to the issues being created by owners like this. If a lot size limit is needed to add some sort of numerical restriction, please consider changing it to 3 acres or more, or even better, 5 acres. It's important to remember that many of the lots in the 98826 zip code are on acreage that includes steep hillsides and mountains, as is the case with us. Those 2.51 acres at 10350 Suncrest Drive actually have less than a 1/2 acre of usable

land, and as a result their house is less than 200 feet from our house.

The County has done so much thus far, and we are thankful once again, but please consider this glaring omission that will have a huge negative impact for us, and consider changing the lot size exemption from 2.50 acres to at least 3 acres, or more.

Best regards,

Brian Shugrue, Innkeeper

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