From: George Wilson
To: CD STRComment
Cc: Bob Bugert; Kevin Overbay; Doug England
Subject: Comment: STR process
Date: Thursday, August 13, 2020 8:48:05 AM

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Commissioners:

As you progress through this STR process I am becoming increasingly convinced that the contortions you are going through to craft the language of regulation is as much an effort to find a way to avoid the county accepting of responsibility for the failure to enforce code in the past as it is to find a lasting, enforceable solution.

In your charge to the Planning Commission, you instructed them to seek a solution that would "protect the character of residential communities across the County while allowing for property-owner income from short-term rentals".

These are incompatible uses. The existing land-use chart explicitly prohibits commercial lodging facilities in areas zoned residential. That the County has failed in it's duty to enforce this zoning chart is apparent- the examples of the county either just ignoring violations of the code or giving tacit approval of the operation of STR's in violation of the code are numerous, documented and blatant. A former employee of the Community Development is quoted as saying there were instruction to ignore the code so far as STR's and that that guidance had come from the County Commissioners.

You are trying to craft regulations that would make legal what has been illegal, that would place incompatible uses next to

each other in residential zones. The existing code was put in place by your predecessors after thorough research and deliberation, were vetted by the County Prosecutor and found not wanting, and for years served the County well. Now they have been ignored for some time and you are having to deal with the consequences. Instead of acknowledging error to this time you are trying to find a way out that will absolve the County of responsibility and I don't think it's going to work.

The current code is straight forward and easy to understand- STR's are not an allowed use in residential zones. This system of regulation you seem determined to put in place is full of hair-splitting definitions, stipulations, application and reporting requirements, septic system requirements, occupancy limits, density limits, etc that will require an extensive staff to insure enforce. You admit the county has not had the resources to enforce the simple code in place- then how in the world are you going to enforce this administrative albatross proposed? And do not doubt that we will look for strict enforcement of what you create.

The toll STR's have taken on our community are truly sad, people that have given so much to this community of their gifts, labor and talent are leaving because what they cherished most here, their neighbors and neighborhoods, involved and caring communities, have been taken from them by STR's, replaced by owners typified by the owner of an STR across the street from my home who stated flat out to me "It's all about the money, Man, it's all about the money". Is capitulation to this mentality to be your legacy as a County Commissioner?

Please do the right thing- acknowledge that the County has

not been taking care of business, deal with the litigation that goes with that but act to retain the county code that created these neighborhoods, not enact one that will insure their continued destruction.

Respectfully,

George Wilson
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