From: Tom"s Gmail Account
To: CD STRComment
Subject: STR comments
Date: Tuesday, August 11, 2020 9:48:54 AM
Importance: High

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Hello,

I am a current land owner in Mason's UGA. My lot is up on Lakeview Lane (120 Lakeview Lane, 98831) above Manson and is zoned UR2. I have been on the last 2 workshop calls July 21st and Aug. 4th and will be on the Aug. 11th call today. My wife and I have owned this land since 2006 with our dream being one day to build a vacation home on it. This was the year we were going to do that. We found a builder and an architect and just recently (July 17th) got our plans approved by the county. All totaled, we've spent $25K just to get to the point where we are ready to build. We were supposed to start the building process on Aug. 12th but have had to put this entire project on hold until this new STR code is finalized. Depending on the outcome, we may have to scrap the entire project if we can no longer use this as a short term rental. This will probably force us to sell the property and find a piece of property where there are not limitations on STRs which would be incredibly disappointing since we have been coming to Chelan/Manson for 30+ years and we love this area.

I have the following comments/questions regarding the proposed code for STRs.

1) It is unclear how the cap percentage is going to be calculated. In the proposed draft code, it states several methods but does not solidify on any of them. They are a) County Wide, b) by Area (like the UGA and Peshastin UGA or 3) by zip code. I would really like know what method the Commissioners are leaning towards.
2) In the Existing Short-Term Rental section (starting at line 230), I would like more clarification on the process of getting a STR permit. Is it true that once you get the STR Land Use Permit you never lose it unless you do not reapply for it yearly? My understanding is as long as you apply for it and pay the fee, you will always be granted the Land Use Permit to rent on a short term basis. Please clarify.
3) If you apply as a new applicant and don't get chosen (lottery system right now), do you go into the lottery the next year?
4) In the section on Fire Safety and Outdoor Burning (starting at line 306), can you provide clarification if a propane BBQ and fire table would be allowed? The way this section is written in the draft, it appears that the use of outdoor fire places or grills are restricted and it goes on to state a restriction on portable BBQs. I understand the issue with open wood burning fires with embers flying around in the air. I don't understand that same concern when it comes to fire tables and BBQs.
5) In the section on Good Neighbor Guidelines (starting at line 354), where would someone find these guidelines? There is no link provided in the draft code.

6) Can you provide a table showing the current number of homes by county wide, Area and Zip Code (depending on how the cap is going to be calculated) that have been issued a Land Use Permit for the purpose of renting their homes on a short term basis? Also, in this table, we would need the total number of residential homes and the total number of STR homes that DO NOT have a Land Use Permit again county wide, by area and also zip code. I am trying to get an idea of how many STRs there are currently by county, by area and by zip code to determine the current percentage. This will help me determine if we continue with our home build or not. If the percentage is considerably higher than the proposed 5% cap (which I believe it is), we don't want to wait 5+ years until a spot opens up in the cap group. This will be a non-starter for us to build.

Thanks,
Tom Howard