From: Lisa Ravenel
To: CD STRComment
Subject: Short Term Renal Draft Code - Peshastin UGA
Date: Friday, August 14, 2020 12:51:19 PM

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Hello,

I am writing to express my concern with the draft short term rental code the BOCC is reviewing. Primarily I am concerned about:

- Short term rental zoning code in the Peshastin UGA
- 5 year sunset on tier 2 rentals below 2.5 acres

The Peshastin UGA is currently the only geographic zone in the county where the draft code does not allow any STRs in residential zones. I believe this is a violation of spot zoning laws and it is unfair to treat this one small section of the county so differently from the surrounding county. The code intro states:

"Also, due to community preferences and concern over neighborhood quality, new short- term rentals would be limited in Peshastin and Manson UGAs particularly in residential zones."

However in the code STRs are allowed in Manson UGA in residential areas but not in Peshastin at all. I do not feel this is representative of the Peshastin community and I do not believe STRs are diminishing neighborhood quality in Peshastin. Furthermore, I do not believe that a community council should have so much power over the county code on short term rentals. Our house in Peshastin is situated between storage units, hyw 2, orchards and 2 residential houses one of which is a current STR. This location makes more sense as a STR than where many current STR's are located and we feel we are being unfairly represented based on being located in a UGA.

We also feel STR's are good for business and that Peshastin would only benefit from the continued allowance of STRa.

Finally, I am not in support of the 5 year sunset on tier 2 rentals as it will compromise many people's current businesses and livelihoods of those who are employed by STRs.

Thanks for your time,

Lisa Ravenel
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Peshastin