From:	CD Director
To:	CD STRComment
Subject:	FW: Peshastin Community Council Statement on Short Term Rentals
Date:	Friday, August 14, 2020 8:08:34 AM
Attachments:	PastedImage-2.png PCC letter to commissioners re STRs.docx image001.png

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From: Stan Winters <winterss1@me.com>
Sent: Friday, August 14, 2020 7:40 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Peshastin Community Council Statement on Short Term Rentals

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To:

Chelan County Commissioners

Chelan County Community Development

Chelan County Prosecutor's Office

RE: Short Term Rentals in Chelan County

The Peshastin Community Council has participated in the on-going discussion on short-term rentals over the last several years. We have held our own public meetings, we have submitted numerous comments, we have presented a petition supporting our community's wishes, we have met with Community Development and with Commissioners. Our goal, as elected officials in Peshastin, has been to fulfill our role as defined on our charter, which is to "act in the best interest of the people of Peshastin".

Our Urban Growth Plan document, adopted by Chelan County in 2008, defines allowable uses for each use zone. Short-term rentals are not allowed, and never were allowed, in residential zones in the Peshastin UGA. From the information we received in our outreach to community members there is overwhelming support for maintaining our code as is.

The Community Council is appreciative of the support we seem to be receiving from the commissioners so far in this process. Our UGA was created through hundreds of hours of work by the people of Peshastin, with careful consideration of every issue. It was built to support a variety of uses within its borders, including residential, commercial, industrial, and open spaces. Our UGA plan is working. We have residential zones that support families. We have quiet streets that are safe for children to walk to school and play on. We have a variety of housing types that include affordable housing, multi-family units, and higher end homes. We have a growing commercial area, and we are continuing to explore the development of the "mill site". We would like to continue our plan to grow Peshastin while maintaining our diverse population and the integrity of our neighborhoods.

The section of the draft code that applies to the Peshastin Urban Growth area is unchanged, including the zone charts. We are appreciative that short-term rentals are shown as not allowed in any residential zone, the same status they have had since our UGA was created.

Although short-term rentals have not been allowed in Peshastin since 2008, recently (within the last 3 or 4 years) a few home owners have operated non-owner occupied short term rentals, in violation of the zoning rules. These owners received violation notices, went through an appeal process, received an Administrative Interpretation which supported our zoning, appealed that and received a judgement from the Hearing Examiner, again supporting the Peshastin zoning. All of these actions took place over a three year period during which the operators of the non-owner occupied STRs never stopped renting their properties.

We would like the final decision of the Commissioners to confirm the continued use of the Peshastin UGA as written. Further, we would like, in light of the last three years of struggle with county declared illegal STRs, to have the code enforced from the day it is adopted. We do not want to see any sunset period, as these non-owner occupied STR operators have already had three years to seek alternatives or mitigation.

The Peshastin Community Council appreciates your efforts in this process.

Peshastin Community Council

Doug Clarke, Steve Keene, Lauri Marlquist (Chair), Tricia Ortiz (Secretary), Cheryl Parsley (Treasurer), Leticia Vizcaino, Stan Winters (Vice Chair)

Stan and Vania Winters
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