

From: Scott Richardson
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Thursday, June 18, 2020 10:16:34 AM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Scott Richardson

From: Erika Shine
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:19:58 PM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area. We travel to Leavenworth every summer with our large family and would be devastated if we couldn't go and all stay together!

Erika Shine

Sent from my iPhone

From: Karen Parker
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:30:37 PM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area. We are responsible, considerate renters who enjoy the beautiful Leavenworth area. Don't let a few ill responsible people spoil it for the rest of us.

Sincerely,
Karen Parker

Sent from my iPhone

From: Larry Henshaw
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:09:59 PM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Sent from my iPhone

From: Paige Hartford
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:02:14 PM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Sent from my iPhone

From: Andrew Vander Veen
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:59:51 AM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Personally my family and I spend time in Leavenworth multiple times a year and we always stimulate the local economy. Please use some common sense and keep it the way it is. Thank you

Andrew Vander Veen

Sent from my iPhone

From: RAILEANU CLAUDIU
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:55:38 AM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

From: Comcast
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:46:04 AM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Thanks,

Jon Springer

From: JOANNE SOCCI
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:39:07 AM

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To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Jim & Joanne Socci

From: Jim Gray
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:02:51 AM

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

Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Thank you,
Jim Gray

Sent from my iPhone

From: Jacquelyn Murray
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:57:05 AM

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Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Sent from my iPhone

From: baker.e1@outlook.com
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 7:19:07 PM

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

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From: Irene Lloren
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:43:56 AM

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

Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Sent from my iPhone

From: Karen Farmer
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:38:49 AM

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

Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

From: Karen
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:37:39 AM

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Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Sent from my iPhone

From: craig hemmingsen
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:36:11 AM

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To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously.

Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Sincerely
Craig Hemmingsen

From: Stacy Carson
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:32:30 AM

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To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Stacy Carson

From: Loren VanCorbach
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:26:38 AM

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From: Cat Harcrow
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:20:10 AM

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To whom it may concern,

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From: Dave Poole
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:19:24 AM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Regards,

David Poole

From: Lurie Vasilita
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:18:48 AM

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From: dallasphillips24@gmail.com
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:16:08 AM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes.

I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Dallas Philips

From: dlewis7172@aol.com
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 5:59:59 PM

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To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously.

From: Kelli Dowling
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:15:46 AM

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Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

From: Zac and Kelli Dowling
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:15:42 AM

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Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

From: Beth Rhoades
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:13:08 AM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

From: Morgan Connelly
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:07:48 AM

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Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Thank you,

- Morgan Connelly

From: Jaimi s
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:05:31 AM

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To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously.

Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Jaimi Sager

From: Shawn Muhly
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 9:40:17 AM

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

To whom it may concern,

We bring our extended family to Leavenworth each year for the week between Christmas and New Year's. We rent a different house each time. We will not be returning to Leavenworth if rental houses are not an option. We refuse to stay at a hotel. Our family atmosphere requires the ability to have some meals together and game time around a table in the evening. We rent houses with both a living room and a family room to make sure there are options for all.

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Sincerely,

Barbie Muhly
Hillsboro OR

From: Kimmy
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 9:15:58 AM

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Sent from my iPhone

From: Dan Mundle
To: [CDPlanning](#)
Cc: sean@loveleavenworth.com
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 8:35:49 AM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

If you would like to contact me or discuss this further, my personal cell phone is 206-730-9416, or email djmundle@msn.com <<mailto:djmundle@msn.com>>

Thank you for considering the positive impact of STR's in supporting travelers to Leavenworth that support local businesses.

Best regards,

Dan Mundle

From: JB Larson
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 4:24:15 PM

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Thank you,
JB Larson

Sent from my iPhone

From: Issac Baker
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 3:26:57 PM

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

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From: Aly Cullinane
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:54:11 PM

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

Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

As a family who has saved for a year for a family vacation in the wilderness of Leavenworth, we would be absolutely devastated to have our July plans cancelled!!

Thank you for your consideration.

Aly Cullinane
253-720-9998

Sent from my iPhone

From: Chanel Asberry
To: [CDPlanning](#)
Subject: [CD Planning]! Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:51:18 PM

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

To whom it may concern,

I recently stayed at an Airbnb rental for my birthday and highly enjoyed it. We are a small family and did our best not to bother nearby neighbors. I would be so sad if rentals were harder to come by, but understand if certain HOAs banned them. I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Sent from my iPhone

From: Rob Matson
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:39:31 PM

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

Hello, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's. I've been visiting and contributing to Leavenworth's economy for decades. If it becomes restricted I'll vacation elsewhere.

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Rob Matson
303-859-6855

From: Linda Helsley
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:33:46 PM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Linda Helsley-Helms

From: Kary Bowman
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 8:20:55 AM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Kary Gregson

Sent from my iPhone

From: jamie shamseldin
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rentals are Important for the Leavenworth Economy
Date: Wednesday, June 17, 2020 2:45:45 PM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

Thank for listening.
Sincerely,
Jamie

Sent from Yahoo Mail on Android <[https://go.onelink.me/107872968?](https://go.onelink.me/107872968?pid=InProduct&c=Global_Internal_YGrowth_AndroidEmailSig_AndroidUsers&af_wl=ym&af_sub1=Internal&af_sub2=Global_YGrowth&af_sub3=EmailSignature)
[pid=InProduct&c=Global_Internal_YGrowth_AndroidEmailSig_AndroidUsers&af_wl=ym&af_sub1=Internal&af_sub2=Global_YGrowth&af_sub3=EmailSignature](https://go.onelink.me/107872968?pid=InProduct&c=Global_Internal_YGrowth_AndroidEmailSig_AndroidUsers&af_wl=ym&af_sub1=Internal&af_sub2=Global_YGrowth&af_sub3=EmailSignature)>

From: Amber Johnson
To: [CDPlanning](#)
Subject: [CD Planning][Possible Spam] I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:18:48 PM

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

To whom it may concern,

I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area.

Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

We plan our vacations with caution and plan on upholding all of the regulations in place. We are fine grocery shopping, ordering take out and doing whatever we can to help keep Leavenworth businesses open all the while enjoying what the beautiful area has to offer.

I truly believe with proper education and precautions set forth we can all enjoy our vacations as usual. The STR business are often times homes, that can be cleaned and cared for and I do not believe that restricting this would be devastating to the economy of Leavenworth.

Good day,

Amber

From: Margie Adrada
To: [CDPlanning](#)
Subject: [CD Planning][Possible Spam] I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:15:26 PM

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

To whom it may concern, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Reducing STR lodging could have devastating effects to the local economy and negatively impact thousands of lives of those who own, operate or assist in the maintenance of Short Term Rental homes. I am not opposed to less restrictive regulations that assist homeowners, full-time residents, and travelers coincide more harmoniously. Leavenworth is the third largest tourist destination in Washington State behind Seattle and Spokane. Surely residents of Leavenworth and the surrounding areas benefit greatly from visitors traveling and vacationing in the area. Please let vacation rentals be part of the neighborhood's community character for this very popular destination and do not pass code language that reduces the number of STR's in the Leavenworth area.

It has not been an issue in the past, why restrict now?

Thank you,

Margie

<<https://www.avast.com/antivirus>> This email has been checked for viruses by Avast antivirus software.
www.avast.com <<https://www.avast.com/antivirus>>

From: david frank
To: [CDPlanning](#)
Subject: [CD Planning]from a Leavenworth 20 year homeowner
Date: Wednesday, June 17, 2020 5:05:21 PM

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

Hello planning commission

We have owned our home on Cedar street for over 20 years. Last year we bought a condo in Alpine Village as a second home for extended family and friends to stay in when they occasionally come to town and be able to use it as a short term rental when empty.

We pay appx \$6,000 per year in property taxes on our Cedar street house, and appx. \$3,100 on the condo.

We strongly believe that the proposed restrictions on short term rentals are grossly unfair and ultimately bad for both Leavenworth as well as the taxpaying individuals like us that have invested significant assets in them.

If you consider the hotel/motel occupancy numbers since STRs began, they have increased rather than decreased. The proof is the new Hampton Inn next to Safeway. If the demand for rooms wasn't sufficient to justify their investment, they wouldn't have built. So STR's are an incremental business, not a replacement for hotel rooms....which if you follow to the logical conclusion, STR's bring more visitors to town that don't want to stay in a hotel/motel, for a variety of reasons. Increased occupancy...both STR and hotel/motel... is good for lots of businesses in town: restaurants, shops, tourist activities, etc. It is literally the lifeblood of our economy.

So if the planning commission is serious about economics and what drives the revenue to help the town, then you should support STR's rather than restrict or eliminate them.

We, like many other STR owners, support common-sense guidelines that improve safety like annual inspections like hotels/motels have. But to require anything more onerous and intrusive or detrimental to STR survival is a bridge too far.

Please decide to do the right thing for Leavenworth and we residents that have invested so much into our community.

Thank you for your consideration.

David Frank
704 Cedar Street
Leavenworth, WA 98826

From: James O'Connell
Subject: for your consideration
Date: Tuesday, June 16, 2020 8:47:54 PM

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

Friends,

I'm writing on behalf of my small business friends and I want to urge you to think carefully about your developments for Short Term Rentals. As you know, our community and our nation thrives on small businesses just like these. Rentals play a key part in our highly valuable tourism industry. We all understand the need for regulation for safety and well being of our communities. Too often the error in any legislation is to be too limited and the powerless are exploited or it's restrictive and the powerless are exploited. I want to share with you a few of the concerns I have been receiving on this issue.

Limiting group sizes to 10. We should be careful to avoid a discrimination here against small businesses vs. larger lodging establishments. I hope we are not considering imposing the same restrictions on hotels and resorts. Obviously we should think critically about the various facility sizes, capacities, and sanitizing practices. We should also consider the traditional clientele of short term rentals are usually large families and the reputations of current STRs. I'm sure you are aware of the many factors in the industry. Making any adjustment in such a diverse sector will be incredibly difficult given the huge variations in the variables. A decision to make a broad decision like limiting group sizes to 10 would be a huge error. It would be like limiting all hotels to 50. We have rentals built specifically for much larger groups and others that are simply homes being rented. I think the impossibility of a perfect size to limit here is obvious.

One more item to consider is current code enforcement. The lack of enforcement on code violations like noise, garbage and parking have created problems for creditable business owners and the community at large. The community needs current code enforcement to remedy these issues. Creating new codes when the current codes haven't been enforced is most illogical and would likely not fix the problems. Why would we anticipate any new code would fix any issue when we know current codes are not being enforced and therefor not fixing the issues they were created for.

We value you. We are praying for you. We are grateful for you.

peace upon you,

James O'Connell

June 15, 2020

Chelan County – Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801

RE: Comments on Proposed Short-Term Rental Regulations

To whom it may concern:

Please accept the following comments on Chelan County’s proposed regulations affecting Short-Term Rentals (STRs) as part of the record for the June 17, 2020 hearing for the proposed regulations. These comments are specific to the draft version of the regulations prepared by BERK Consulting dated May 29, 2020 and published on Chelan County’s website.

I would like to first state my support for the proposed regulations generally, as the proliferation of STRs in my community of Manson has adversely affected the quality of life here in many ways including noise issues, availability and affordability of housing and contractors, overcrowding on weekends, excessive traffic, and loss of small-town feel. I’ve heard many stories of local residents whose quality of life has been severely diminished due to STRs in their neighborhoods, in some cases causing valued community members to sell their homes to move elsewhere.

My specific comments on the draft text of the proposed STR regulations are as follows.

Comment 1 – Pertains to 11.88.280(2)(A)(i), starting at line 148

My preference is for Option 2 with the following changes: a) add underline word “...*present at the dwelling during the entire rental period....*” and b) replace underlined number “...*no more than 14 total days...*”.

Justification for Comment 1

Significant owner oversight is sufficiently achieved if the owner is present during the entire period when the home is being rented (even if not principle residence). Thirty (30) days of rental is a lot and should push the STR into Tier 2 status (a home could be rented every weekend over the entire summer and still fall short of 30 days). The suggested 14 days is consistent with Internal Revenue Service rules specifying that rental of a home for more than 14 days is significant and constitutes turning the home rental into a business.

Comment 2 – Pertains to 11.88.280(2)(A)(ii), starting at line 154

Suggest replacing entire requirement with “*A short-term rental that is not Tier 1 or Tier 3.*”

Justification for Comment 2

Simplifies and removes any ambiguity.

Comment 3 – Pertains to 11.88.280(2)(B)(i), starting at line 162

My preference is for Option 1.

Justification for Comment 3

There is no reason not to have Tier 1 STRs subject to the 1% cap, and this keeps the requirement much simpler. The purpose of the 1% cap is to slow growth of STRs in Chelan County and that should include all tiers of STRs.

Comment 4 – Pertains to 11.88.280(2)(E)(ii)(b), starting at line 261

Remove text in strikethrough “...~~combined percentage of Tier 2 and Tier 3 short-term rentals~~”

Justification for Comment 4

There is no reason not to include Tier 1 STRs in this cap unless Chelan County accepts the changes requested in Comment 1 above. Without the changes requested in Comment 1, Tier 1 STRs will still have a significant negative impact on neighboring homes.

Comment 5 – Pertains to 11.88.280(2)(E)(iii)(b), starting at line 283

Replace with the following: “(b) That a location was used for short-term rental purposes during January 1, 2019 to May 29, 2020. The Director may permit homes with building permits approved by May 29, 2020 to be short-term rentals if constructed within twelve months of approval and this was the intended purpose of the home when the building permit was approved.”

Justification for Comment 5

This is an extremely important issue. The effective date for this requirement defining “existing” STRs should be the date of the proposed regulations, not the final date of approval. This is done to prevent a “gold rush” of STR plans between the date of the proposed regulations and when they are finalized. All potential future STR owners should now be aware that Chelan County is preparing to further regulate STRs, and these regulations will look something like what has been proposed. It is up to the potential future homeowners to assume the risk that the final regulations may be as stringent, or even more stringent, than what has been proposed.

This is a common approach for new regulations that tighten regulatory requirements. For example, for the dozens of rules establishing emission standards promulgated under 40 CFR Part 63, in most (if not all) cases, “existing” affected sources (which have less stringent emission standards) are defined as those existing prior to the date that the rule was proposed; all sources established after the date of the proposed rule are considered to be “new” sources (which have more stringent emission standards).

Comment 6 – Pertains to 11.88.280(2)(E)(iii)(f), starting at line 297

Replace with underlined text as follows: “...per 11.23.040 during all rental periods between January 1, 2019 and XXX [effective date].”

Justification for Comment 6

As currently worded, the regulation would allow STRs that are currently operating illegally to establish “existing” STR status by simply obtaining a permit by the effective date of the new regulations. This is not fair or just for those STRs that are currently operating legally within the Manson UGA. If an STR is currently operating illegally, it should not be allowed as an “existing” STR.

Comment 7 – Pertains to 11.88.280(2)(E)(iii) starting at line 300

Add requirement (g) as follows:

(g) Once an Existing Short-Term Rental is sold to a new owner, it no longer qualifies as an Existing Short-Term Rental.

Justification for Comment 7

As explained in the notes associated with the proposed code 11.88.280 (see lines 240-241), several areas, including Leavenworth and Manson, are well above (more than twice) the target density of 5%. Without the requested language above, the attrition rate for STRs to get down to the desired density of 5% in these areas will likely take a decade or more, causing these communities to unduly suffer for a prolonged period of time. Since this does not infringe on the rights of the current owners of STRs, there is no reason not to add this language.

Comment 8 – Pertains to 11.88.280(3)(C)(i) starting at line 331

It is unclear what “...in addition to the residential parking requirements...” means in this requirement. I’m assuming that this requirement essentially says that the STR must provide one off-street parking spot for each bedroom being made available. However, I suggest that the requirement be more explicit about what “...in addition to the residential parking requirements...” means, presumably referencing some other portion of the Chelan County Code.

Justification for Comment 8

It is important to have clarity for all regulatory requirements.

Comment 9 – Pertains to 11.88.280(3)(E) starting at line 343

Add the following underlined text: “...in compliance with Chapter 7.35 Noise Control and WAC 173-60 Maximum Environmental Noise Levels.”

Justification for Comment 9

Here in Manson, we have recent examples of the practical unenforceability of the county noise ordinance in Chapter 7.35 referenced in this section of the proposed regulation. Specifically, the Chelan County Sheriff’s department has shown an unwillingness to provide enforcement on behalf of Manson residents. As such, simply including a reference to this unenforceable noise requirement is inadequate.

Although WAC 173-60 would apply regardless of it being specifically mentioned, adding it here reinforces Chelan County’s support for utilizing the quantitative noise levels contained therein. To supplement this, I hope that Chelan County will continue to work with the Chelan County Sheriff’s department to effectively enforce WAC 173-60 to protect the public from excessive noise (perhaps by providing one or more calibrated noise measuring devices for Sheriff’s deputies to use).

Comment 10 – Pertains to 11.88.280(4)(I) starting at line 484

Request that proposed Option 1 be used.

Justification for Comment 10

Going through the permit application process is the only way to confirm that the new owner fully understands, and is willing to comply with, the STR requirements in 11.88.280.

Summary

Thank you for considering the requested changes to the proposed STR regulations provided by Chelan County. I do believe that these proposed regulations, along with the changes I have requested, will go a long way toward ameliorating the significant negative impact that STRs have had on the Manson community specifically and Chelan County more generally. Please don't hesitate to contact me with any questions (bcpatters@yahoo.com).

Sincerely,

A handwritten signature in black ink that reads "Brian Patterson". The signature is written in a cursive style with a large initial "B".

Brian Patterson, Ph.D.
150 Kestrel Lane
Manson, WA 98831