

From: Tony Cameron
To: CDPlanning; Bob Bugert
Subject: [CD Planning]Draft Short Term Rental Code comments
Date: Tuesday, June 16, 2020 10:43:31 PM

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

Mr. Bugert,

As a Leavenworth resident, I felt it prudent to take the time and read through the draft STR code. Generally speaking, I feel the draft code, as written, does relatively well in attempting to address many of the concerns and nuances associated with STR's in our areas (parking, guest amounts, etc.)

However, the caps on yearly increase of new rentals (1%) and rental density are going to be tougher issues. I would urge caution and would advise a longer than 3 year moratorium on new rentals to allow the housing supply time to catch up to more sustainable STR density levels; especially in the Leavenworth and Manson areas. Case studies of STR regulations in other counties that address density might provide insight on what an appropriate STR density level would be for the areas of concern in our county.

The other, more pressing concern I have with the draft code, is lack of requirement for owner occupancy. Omission of this requirement does three things, in my opinion:

1. Continues to incentivize speculative buying/building of properties for non-residential use
2. Violates zoning use requirements set forth in county code
3. Contradicts other code requirements for guest housing use

1. The county is currently in a housing crisis stemming from low inventory levels and consequent lack of affordability. Allowing investors to purchase properties with the sole intent of running a STR business only further reduces supply and drives up local housing cost.

2. Commercial use of property is not code allowed in residential areas. One cannot build a hotel in a residential zoned area of the county...that would obviously be a commercial use. Allowing property owners who have no intention to use the property as their residence and run a STR business, is a commercial use. It's simply a hotel called by another name, and nobody wants to live next door to a hotel.

3. An underlying requirement of running a Bed and Breakfast is "the bed and breakfast facility shall be the principal residence of the operator." (requirement 2 of section 11.88.210). It is also stated that the B&B "shall be operated so as to not give the appearance of being a business..." I would opine that the very nature and intent of a B&B to be nearly identical to that of a STR; one is renting out part of their home to others for monetary compensation. Why then, are the two under the guise of different requirements? If a B&B operator is required to live in the residence full time, why then is a STR operator not?

I hope I have made my concerns regarding the draft STR code changes clear. If you have any

questions or comments about the above, please feel free to reach out to me via phone or email. I care deeply for my community and want to ensure we steer ourselves in the right direction for all our futures. I look forward to hearing the discussion tomorrow.

Thank you,

Tony Cameron

cell: 509-570-4320

From: D Bow
To: CDPlanning
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:16:31 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 retired teachers from San Diego and appreciate being able to rent nice homes at different lakes in states other than ours. We have noticed that most renters are quiet and just want to enjoy nature and the beautiful surroundings of new areas. We are planning on renting a home on Lake Wenatchee next spring and also visit the town of Leavenworth for the first time.

I would hope the few partiers would not ruin it for the majority of responsible families and adults. I would think there would be other ways to handle problem renters.

Darryl Bowlin

From: [Lee Adams](#)
To: [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [CDPlanning](#)
Cc: info@straccwa.org
Subject: [CD Planning]STR Public Hearing Comments/Input on Proposed Changes
Date: Tuesday, June 16, 2020 9:31:18 PM

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

Please include the following in the public comments concerning the proposed regulations for STR's.

I am requesting the following changes and or considerations be taken for the Lake Chelan (and Manson) areas specifically:

- Remove these new onerous fees, rules and regulations that are being proposed which will ultimately reduce or get rid of many STR's. This will negatively affect the positive tourism the Lake Chelan area needs to keep people employed and taxes flowing for schools and various other community funding needs. This will negatively affect family enjoyment options and force more people into more expensive and often already booked solid hotels in the Chelan area during the summer season.
- Grandfather all existing STR's that have in good faith been in compliance and not caused ongoing problems through lack of management/oversite. Many of these homes were built or bought with the intention of having the ability to use as STR's. What gives anyone the right to change the rules of how we use our property as long as we are not negatively affecting others rights. We are not telling anyone else how they can or cannot use their property, for instance mandating how many friends you can have over for dinner, or mandating how many children can be playing in your yard.
- Treat STR's as you do any other family residences, homes that people vacation, eat, sleep, and enjoy the company of family and friends, just like home owners do. These are not commercial enterprises as some have expressed. Retail trade is not going on through out the day with products and services being rendered. The home is being used as a home by another family or group or families.
- The 10 person limit is arbitrary and a one size fits all mentality, which is simply not right. Properties on one or more acres are significantly different than properties on 12,000 square foot lots,

just as a 5,000 sq ft home is significantly different than a 2,000 sq ft home. Conditional use permits are not the answer, they are labor intensive, expensive, onerous and discouraging, which again will lead to elimination of assets in the community.

- Extend this process until face to face public hearings can be held, with Covid-19 many have no idea this process is going on or simply do not have the technical means to be involved with this virtual process. It is wrong to claim the public has been properly notified and educated on this subject.
- Put the focus on enforcing current nuisance codes, being good neighbors and this will eliminate the majority of the issues people have with STR's in general. If the property owner does not manage or deal with in a reasonable fashion, then pull the right to be a STR.

I personally have invested a lot of time and financial resources in the Lake Chelan area with a simple goal of providing places that family and friends can gather in a beautiful setting on Lake Chelan. I know multiple families that have traditions of gatherings dating back 5, 10, and even 20 years on the lake, many STR's accommodate larger groups of people and allow for these traditions to continue for many years to come. Not everyone can afford to live on the lake, but most can afford to rent a home on the lake and create wonderful vacation memories in the comfort and familiarity of a home. Not having to eat all or your meals out, and being able to BBQ for your group are huge winners for families. Grandparents and grandkids can be together, families can pool together and create lasting friendships and great memories. To make this available I do have to be able to afford the many expenses including property taxes, rental management of the properties (which includes strict vetting standards), maintenance, utilities, insurance and various other basic costs of ownership. I also use my properties for employee team building experiences and or a benefit as a service award for them and family. If I was not able to have these as STR's then none of these positive uses would be possible. Hotels, Motels, Condos, B&B's simply cannot create this environment and there are not enough of them. Basic economics is if you cut the supply of STR's then the price of the other options will rise significantly and thus create another barrier for families to enjoy this haven. Having a lot more half of the year empty Vacation Homes, is that really what Lake Chelan area needs more of? I don't believe so and believe the majority of the permanent residents and businesses do not either.

Lee Adams
49 Blessin Ln

Manson WA 98831

From: [Kristiina / Leavenworth Lodges](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 9:10:54 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.

This is a message from a guest that recently stayed at one of our rentals:

"Dear Kristiina,

Thank you so much for your hospitality this last weekend. We had a great time and it was nice to step away into such a magical place with our group of 5 co-workers (we all work for Amazon). Knowing that your town was limited in open stores and restaurants, we still wanted to make sure that we "gave" to your town by each of us spending \$1000 over the course of the long weekend. So I just wanted to let you know that in the course of our weekend, we indeed spent a total of \$5000 in your town. We ate out every day, we bought from most of the stores that were open and we tipped well. We went home feeling like we did good helping out Leavenworth (a place that we visit each year to unwind from work). We had so much fun this time that we are coming back for Labor Day weekend and I'm sure we'll probably end up spending just as much. Keep up the great work and we'll see you again in a few weeks!"

- Lily O.

It's countless messages like this that makes ME feel good as a STR owner knowing that I helped to bring in the money to the town because my rental housed these guests which in turn spent the money to keep the small businesses open.

Quite honestly, with Covid taking over... we have now seen as a community what taking away STR and vacationers, travelers has done to our town. We have seen the devastation that occurred by taking away the life blood of our wonderful City. Please consider this when making your decisions.

Short term rentals help to bring in the guests that will spend the money to make Leavenworth hum with \$\$ and excitement for upcoming events and just overall relaxation.

Take away short term rentals and then we'll go back to how it was when we were told to stay home and to stop accepting guests into our rentals. We as hosts are your lifeblood as we give these guests a wonderful time and place to spend with their friends and family and then watching them as they go into town and spend "a lot" of money.

Once again, I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area.

Sincerely,

Kristiina Miller
Property Manager &
Hostess

From: [Rebecca Hills](#)
To: [CDPlanning](#)
Subject: [CD Planning]I DO NOT Oppose the Proposed Short Term Rental Restrictions in Leavenworth - I oppose ALL rentals
Date: Tuesday, June 16, 2020 9:04:56 PM

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

Devastating effect they say? How about the devastating effect these rentals have on our peaceful living environment?

Nightly renters come into our neighborhood creating havoc with loud music, partying, yelling and cursing. The noise is intolerable and it often goes into the early morning hours. Forget opening my windows or getting a nights sleep so that I can go to work in the morning. At times it is so bad that my neighbor cannot allow her small children to play outside because of the vulgar language. My niece was harassed by screaming attendees of what appeared to be a bachelor party with language I could hardly believe. Last year they had a car race up and down Ski Hill Drive! There is a school close by and this is a very popular area for people to walk, sometimes with strollers and leased pets.

The owner's of most of these properties are totally unaware of anything that takes place as they are not on site.

There are usually more guests than allowed by the Fire Code. Are the swimming pools used being tested by the Chelan County Health Department?

I did not spend decades of my life to pay off my mortgage to live in this environment.

I am asking if you would please take care of the residents who live, work and worship here.

Thank you,
Rebecca Hills
(3rd Generation Resident)

From: [Chris Bartell](#)
To: [CDPlanning](#); [RJ Lott](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]In Support of Grandfathering Current Title 14 Short Term Rentals
Date: Tuesday, June 16, 2020 8:56:53 PM

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

Dear Chelan County Leaders:

I love visiting your area and have done so many, many times as an active outdoorsman and vacationer for nearly the last four decades. I have almost always stayed in a "short term rental" and it is my understanding you may be putting a variety of limits on this business sector, including limiting capacity to 10 people.

Every place I've stayed had more capacity than this and I would ask that you vastly increase capacity, grandfather in current businesses or simply stick to the current rules and regulations.

Meanwhile, friends of mine are from a family who were founders (homesteaders) in the county. They have had vacation rentals of various sizes for multiple generations. Not only have they brought untold numbers of vacationers to your area, but I can't imagine how much revenue has come along with that.

I understand the fear you may have as AirBNB, Vacasa and others have undoubtedly inundated your area just as they have here in Portland, OR. But the revenue, the vibrancy and the long-term ROI these short-term rentals bring is crucial to the financial sustainability and vibrancy of tourist destinations like Chelan County.

Best regards,
Chris

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Chris Bartell | Brand Engagement Strategist
email: chris@chrisbartell.com
LinkedIn: <http://www.linkedin.com/in/ChrisBartellEnergizes>

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

From: [Derek Radtke](#)
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rentals
Date: Tuesday, June 16, 2020 8:47:31 PM

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

I oppose restricting the number of available short term rentals. My family looks forward to vacationing on Lake Wenatchee every year. We contribute the economy by visiting the local stores and restaurants around the lake, on Hwy 2, in Leavenworth and Wenatchee.

Derek Radtke, Everett, WA

Sent from [Mail](#) for Windows 10

From: [Jason Smith](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 7:49:37 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 have used these rentals many times to make my trips to Leavenworth affordable over the years and because of this have been able to stay longer and as a result spend more in the local shops and support the local economy. If short term rentals are limited or reduced, people coming to town will have to stay in Wenatchee or stay at a chain hotel. This keeps much less money in the coffers of the locals and will affect their sustainability and may cause several residents to leave the area as they will no longer be able to make a living.

From: [Dean O'Daffer](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Doug England](#); [Bob Bugert](#)
Subject: [CD Planning]Short term rentals
Date: Tuesday, June 16, 2020 7:36:07 PM

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

I am writing to you in regards to the proposed changes of regulations of short term rentals in Chelan County. I believe that that Chelan County should put restrictions on the present use of short term rentals (Vacation Rentals- VR). My wife and I have been landlords of single family housing in Chelan County for the last 35+ years, so we are not generally against the rental business. I believe that the County needs to provide guidance for the use of VR in order to: protect the integrity of single family residence neighborhoods, address the present housing crisis, and to be fair to all players in the hospitality industry.

We presently live in a Wenatchee neighborhood that has a VR, this house is well cared for and managed. But it does not fit in our neighborhood. It is a full time business with absentee owners. If there is any noise in the neighborhood it most likely comes from the backyard of the VR. At \$ 300 a night, the house is rented by groups of people, usually 4- 6. These people are on vacation, they came here to play, they do not normally make loud noise, not requiring a call to the police, but it is constant. We dread the thought of having more of these in our neighborhood.

We are in the process of selling one of our Wenatchee rental houses. We listed it at market value price and had 5 offers in the first few days, all of these offers were above our asking price. This is a result of a severe single family housing shortage in our county. Vacation Rentals are removed from the housing market. Making it much more difficult for those who want to live in their own home.

Vacation Rental houses are essentially in the hospitality business. They are competing with Hotels and condominiums. It is unfair for them to be situated in residential areas when hotels and condos are regulated to stay out. It unfair that they are not required to have permits and not paying a visitor tax.

For all of the above reasons, it is imperative that Chelan County look in the best interests of all of its citizens and provide guidance for short term rentals.

Sincerely

Dean O'Daffer
Wenatchee, Wa.

From: [Chris John Posthotel Leavenworth](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Support the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 7:35:43 PM

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

To whom it may concern,

As a current resident and homeowner in Leavenworth, I am concerned about allowing short term rentals in residential zones. I do support short term rentals in zones that are not zoned as residential. My wife and I used to live on E Leavenworth Rd where short term rentals were and are still allowed. We never complained about it even though it was quite disturbing with sleeping babies. We moved almost 3 years ago to Spring Street on Ski Hill where short term rentals were not allowed. We were looking forward to neighbors that shared our same vision about home ownership and community. However, a house two houses away was purchased by out of town owners and they started renting it out nightly, which was not allowed. We discussed this with them and they admitted they knew it was not allowed, but preceded to continue to rent it out. Our summer was full of loud nights as the vacation renters drank excessively and used foul language. This occurred almost every weekend and was quite disturbing to my wife and I and our young children. It is also concerning to have our children playing in the yard with strangers around and also speeding up and down the road, which is quite dangerous.

With all this said, I understand why some are opposed to the restrictions, but I also hope that the voices of us that support the restrictions are heard and can enjoy the peacefulness of our beautiful neighborhoods.

Sincerely,

Chris John

12591 Spring St. Leavenworth, WA 98826

From: [Robin John](#)
To: [CDPlanning](#)
Subject: [CD Planning]Vacation Rental Zones
Date: Tuesday, June 16, 2020 7:31:02 PM

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

To the planning committee-

I was born in Leavenworth and understand the importance of tourists. I also know the value of maintaining some zones that are for the community, schools, families, etc.

We moved from our East Leavenworth house to a house up ski hill because we didn't feel comfortable with our kids being subjected to all of the bachelor parties that happened throughout the neighborhood on a regular basis. We chose our new house based on the zoning that does not allow short term rentals. A few weeks after we moved, the house two doors down was turned into one. The owners told us "we know it's not allowed but we're doing it anyway". So again we have foul language and very loud parties we have to deal with. It's very frustrating to say the least.

Again, we fully support short term rentals that are within the zone where they are approved, and would be in favor of bed and breakfasts being allowed in any zone, but strongly feel there should be some zones that are protected for locals where parents can let their kids play in the yard and feel safe.

Thank you for your consideration.

Robin

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.

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: [Kelly Wagman](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); info@straccwa.org
Cc: lew_wagman@hotmail.com
Subject: [CD Planning]Submit into the Public Record
Date: Tuesday, June 16, 2020 6:17:34 PM

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental in Leavenworth. This has been our family vacation home for the last 12 years and in November 2017 we put it up for rental through VRBO. The house is nearly 4,000 sq ft., sleeps 14, and is roughly a mile from the downtown area. When we purchased the house, we knew that short-term rental was going to be an important part of our retirement and expense strategy as our boys came of college-age (and the first one heads to college this year!).

We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from the rental has been the planned approach to paying for our living expenses and our retirement. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding where to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

With every rental and each season, we utilize services that employ people to ensure that the guests and our neighborhood have a positive experience. Every time we have a guest we hire:

- Cleaning services (2 people) / typically weekly
- Spa cleaning services (1 person) / weekly
- Trash removal (bear-cans and removal the day of checkout) (1 person) / weekly
- Management of those services (2 people) / weekly
- Gardening services (5 people) / bi-monthly
- Plowing services in the winter (1 person) / weekly

Added up, our rental contributes directly to the regular livelihood of 12 people in the Leavenworth area and those people's livelihoods will be negatively impacted by the proposed changes. Obviously, this is just one home and there is an extended economy that would be impacted.

Since we began operating, we have paid roughly \$2,500 to the city and county in taxes and \$4,000 to the state for the nightly rentals. Again, we are just one home, but when you multiply this by the nights rented, it becomes a substantial contribution to the tax revenues.

I thought you might be most interested in hearing from our guests. When we learned of the upcoming meeting, we conducted a survey. We asked a few simple questions:

1. If a full-house vacation rental was not available for your party, would you have decided to come to Leavenworth or would you have selected a different location?
 - a. 82% answered that they would have selected another location.

2. If a full-house vacation rental was not available within 2 miles of downtown Leavenworth, would you have decided to come to Leavenworth or would you have selected a different location?
 - a. 71% responded that they would have selected a different location
3. How did you engage in the services offered in the Leavenworth and surrounding areas?
 - a. Shopped for food at the local stores: 79%
 - b. Ate at Leavenworth restaurants: 100% (most at least once a day)
 - c. Attended an event: 45%
 - d. Enjoyed time at a spa: 26%
 - e. Purchased services from an outdoor recreation provider: 22%
 - f. Purchased goods from a retail store: 39%
 - g. Visited a winery, tasting room or distillery: 58%
 - h. Purchased other goods or services: 18%

You can see that our little rental contributes quite a lot to the local economy when you consider taxes, direct employment, and revenue, employment & taxes from those goods and services purchased. Considering our average guest stay is 12 people – with the above information we can conservatively estimate that each stay generates between \$2,600 - \$3,000 in local revenue - in addition to their stay.

We have been good stewards of our property, and caring for the surrounding community in good faith. We speak with every guest before approving them for rental. I look at their social media accounts. As a result, the vast majority of our guests are families that are coming to the area because they can enjoy Leavenworth and stay together as a family or group of friends. They enjoy that they can have coffee together in the morning before the kids get up. They enjoy having a place to play games and connect after the kids have gone to bed. They enjoy playing corn hole or horseshoes in the yard or building snowmen in the winter. In short, they are looking for a vacation rental, not a hotel where each family would be separate and they will certainly look to other communities if Leavenworth | Chelan restricts these kinds of family events. We have hosted old friends coming together, hiking groups, ski-racing families, family gatherings that have been for fun and to celebrate/remember lives lived.

- We have a strict no party policy and quiet hours after 10 p.m. These are communicated 4 times before the guests arrive and are posted in the house in multiple locations. I have declined every group coming to celebrate bachelorette parties and birthday parties (except a family who was celebrating an 80th birthday party – we thought that was probably safe and it was).
- Our neighbors all have a copy of our house rules as well as our phone and email information. We have only heard of one violation since Dec. of 2017, which we quickly addressed with our guests and the rest of their stay was neighborly (as confirmed by the neighbors). As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or other authorities.
- We use bear-proof trash cans.
- We live in the Leavenworth area.

All of these are common-sense policies that solve most, if not all, of the issues I've seen raised by the few loud voices that are against the short-term rentals that fuel much of the local economy. The proposed rules seem to be an over-reaction to a problem that could be addressed with simple solutions – that for the most part are already part of the code. It seems we should enforce the current nuisance codes before creating new ones

The County CCCD has yet to provide convincing data that STR's create significantly more or even different nuisance issues than long-term rentals or unruly/untidy permanent residents who don't have to abide by these rules. There is certainly evidence that the vast majority of renters contribute to the economy, support local livelihoods, and are good visitors to the local area.

And all changes should be delayed until we understand the full impact of COVID on the local economy – tax revenues, employment, small-business ownership, and lastly property values.

Thank you for considering our input,

Kelly & Lew Wagman

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

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.

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 4:57:39 PM
Attachments: [Outlook-yscnctc4.png](#)
[image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Keith Wells <keithwells@windermere.com>

Sent: Tuesday, June 16, 2020 4:57 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay
<Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug
England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

I sent an abbreviated comment in earlier. I thought on it all day and would like the following submitted:

Hello,

Please take the time to read my comments. I wear many hats. I own Windermere Real Estate offices in Woodinville, Chelan, and Monroe. I own the Windermere Vacation Rentals office in Lake Chelan. I am an attorney, husband and father of 3 boys and a girl, all under the age of 10. I am vested in Lake Chelan and contribute in many ways. Here are my comments:

Owner of Windermere Real Estate Sales Office in Lake Chelan

- Many of the buyers we represent are interested solely in vacation rentals as they can benefit from the income generated yet use the home for personal reasons when/as needed.
- Even owners who are not choosing to benefit from renting their homes enjoy the extra

- demand on their home if their home is in an area where eligible for vacation rentals.
- Over the last few years, I have met with several builder/developer clients who ask opinions on whether to restrict vacation rentals in their projects and after weighing the pros and cons, I am not aware of a single development that chose to limit the rentals after our meeting. The point is that vacation rentals are in high demand.

Owner of Windermere Vacation Rentals/Lake Chelan

- We opened Windermere Vacation Rentals due to demand from our Windermere sales clients.
- We vet all guests and when possible do personal check ins on property to ensure that parking is properly situated, and all systems in the home are in good working order.
- We have 24 hour on call security, we manage garbage/recycling, and we provide the neighbors of all properties with our contact information.
- During peak season 2019, we employed just under 50 people with another 10-15 independent contractors.
 - Between our employees and independent contractors, we employ reservationists, maintenance personnel, hot tub and pool cleaners, landscape companies, window cleaners, carpet cleaners, pest companies, appliance repair techs, an army of housekeepers, laundry personnel, management personnel, marketing teams, IT personnel, bookkeepers, and more.
 - We also use a local company to order our consumables (soap, shampoo, conditioner, toilet paper, etc) which over the season amounts to a massive amount of volume which in turn supports further jobs down the line.

Owner of a Vacation Rental Home

- I purchased my home with the full intent of renting it as a vacation rental and rely on that income to make the numbers work.
- Changing the rules after the purchase decision was made will have material impact to my personal finances. I am sure that I am not alone.

Invested Member of the Chelan/Manson Community

- The investment in Chelan/Manson area has been booming as the popularity of vacation rentals grows.
- If an individual community does not like the idea, let each individual community regulate the use via amendments to the CC&R's. With the recent (2018) revisions to the Condo Act/Common Interest Community Act, all that is needed is a 2/3 vote to amend CC&R's and

add the restrictions. The problem is that the vast majority of people don't want to regulate the rentals as they will see material impact to their property values and their ability to sell their home if/when they choose to do so. What instead is happening is a vocal minority is attempting to impose their will on a silent majority.

- I would venture that if a poll were taken all summer long of every business owner, individual, tourist, resident, and worker in Chelan/Manson/Leavenworth/Chelan County, we will find overwhelming support of vacation rentals.
- Chelan County is the state's playground. Rentals of this nature allow for gatherings that cannot be had in traditional motel/hotel settings. That is why the demand is skyrocketing and we should not be imposing draconian measures, rather we should embrace the change and allow Chelan County to prosper because of that demand.
- Lastly, taking action of this nature during Covid has the appearance of sneaking it by the residents of Chelan County. Slow down, find a way to interview/poll businesses, workers, residents, tourists, and see what the true demand for regulation is.



Keith Wells | Owner/Designated Broker
WINDERMERE REAL ESTATE

MAIN 425-483-5100

Woodinville/Chelan/Monroe
Vacation Rentals

THE APPLYING MEDIANTS INTO THE REALITY OF THE WINDERMERE MARKET
GARDNER REPORT
« CLICK TO READ THE LATEST EDITION »

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 4:57:08 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Bao Le <bowcheelay@gmail.com>

Sent: Tuesday, June 16, 2020 4:56 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay

<Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

My name is Bao Le and I would like to submit formal comments into the record regarding the STR public hearing. I am a former resident of Leavenworth and also an STR owner. My family and I lived, worked and were a part of the tight knit community there until we had to move out of the area in 2009. We built our home there, get back whenever we are able, and have plans to retire there. After we had to move, we rented it out as a long term rental and over the last 8 years, have made it a short term rental so that we can visit friends and enjoy the area. Our neighbors purchased with knowledge that we had a STR.

While I understand and sympathize with full time residents' concerns about STRs as a nuisance, I believe that the majority of STRs are well-run operations that are conscientious of their neighbors and the community at large. STRs are also integral to the local tourist economy in the Wenatchee Valley. Additionally, we employ local staff for our STR including for cleaning, maintenance, electrical, plumbing and other house related upkeep. We try to refer our guests and encourage them to support small, locally owned and operated businesses. We also strive to be good neighbors, keep an open line of communication with our neighbors, and address any issues as soon as they are brought to our attention. We have clear guidelines and strictly enforce the numbers of guests (six people max), our noise policy, and have rules against parties.

I am supportive of some regulation but am concerned with too much regulation that would make operating a well-run STR infeasible. I believe that enforcing the current nuisance codes would help to identify specific STRs that are generating a majority of the complaints/issues. I also believe that existing STRs should be exempt from new regulations and grandfathered in. Lastly, I request that this process be delayed to provide equal access and opportunity to the public. This is not possible under current CoVid restrictions.

Thank you for considering these comments,

Bao Le

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Written comments regarding STR's
Date: Tuesday, June 16, 2020 4:54:20 PM
Attachments: [Image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Jordan Brown <goducks@me.com>
Sent: Tuesday, June 16, 2020 4:26 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org; CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Subject: [CD Planning]Written comments regarding STR's

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

Mr. Overbay, Mr. Bugert, Mr. England, Planning Commission and Planning Dept.

I am an owner of two STR's in Leavenworth that I operate from my home that I occupy full time.

I have been actively involved in the entire public process attending all public meetings and I have also submitted letters to you voicing my concern.

I am strongly opposed to the Chelan County Commissioners moving forward during this COVID-19 lockdown. Holding hearings online during a pandemic limits equal access right. Myself and many of the individuals are not able to attend meetings held on line because we do not have reliable internet access or the tech support to attend. I feel this is a violation of my public right of being able to attend and observe and participate in the process.

There are currently codes that address noise, garbage and parking issues in codes - I strongly

recommend that rather than issuing new codes the county enforce what is there.

We are owner occupied. Myself or my wife is on site for the duration of every overnight rental. We have hosted more than 100 guests and never had any negative impact on our home, lives or those of our neighbors. We opened our STR's in response to rising property tax increases and to afford to send our children to college. Changes which limit us in operating one or both will strongly impact our family's financial situation. We have invested thousands of dollars in the past two years to open our second STR in our home. All of that investment will be lost if you limit us as owner occupied citizens from continuing to run our STR's.

I am strongly opposed to your proposal to require me to purchase a permit annually. Similarly, I am opposed to your proposal not to allow the two businesses that I have worked so hard to make a success and invested thousands of dollars to create not to be transferable should I choose to sell my home.

Please enforce codes currently on the books, do not create more levels of government where they do not need to be created. Please halt these public proceedings until the public who elected you to server can see you face to face and participate in our democratic process fairly - without limitations of technology.

Jordan Brown
509 679 1123

From: [Jordan Brown](#)
To: [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); info@straccwa.org; [CDPlanning](#)
Subject: [CD Planning]Written comments regarding STR"s
Date: Tuesday, June 16, 2020 4:26:15 PM

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

Mr. Overbay, Mr. Bugert, Mr. England, Planning Commission and Planning Dept.

I am an owner of two STR's in Leavenworth that I operate from my home that I occupy full time.

I have been actively involved in the entire public process attending all public meetings and I have also submitted letters to you voicing my concern.

I am strongly opposed to the Chelan County Commissioners moving forward during this COVID-19 lockdown. Holding hearings online during a pandemic limits equal access right. Myself and many of the individuals are not able to attend meetings held on line because we do not have reliable internet access or the tech support to attend. I feel this is a violation of my public right of being able to attend and observe and participate in the process.

There are currently codes that address noise, garbage and parking issues in codes - I strongly recommend that rather than issuing new codes the county enforce what is there.

We are owner occupied. Myself or my wife is on site for the duration of every overnight rental. We have hosted more than 100 guests and never had any negative impact on our home, lives or those of our neighbors. We opened our STR's in response to rising property tax increases and to afford to send our children to college. Changes which limit us in operating one or both will strongly impact our family's financial situation. We have invested thousands of dollars in the past two years to open our second STR in our home. All of that investment will be lost if you limit us as owner occupied citizens from continuing to run our STR's.

I am strongly opposed to your proposal to require me to purchase a permit annually. Similarly, I am opposed to your proposal not to allow the two businesses that I have worked so hard to make a success and invested thousands of dollars to create not to be transferable should I choose to sell my home.

Please enforce codes currently on the books, do not create more levels of government where they do not need to be created. Please halt these public proceedings until the public who elected you to server can see you face to face and participate in our democratic process fairly - without limitations of technology.

Jordan Brown
509 679 1123

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

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 you,
JB Larson

Sent from my iPhone

From: [CD Director](#)
To: [Denis B.K. Atam](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website
Date: Tuesday, June 16, 2020 4:06:39 PM
Attachments: [image001.png](#)

Mr. Atam,

Thank you for your inquiry. The CUP you applied for in 2015 has been reviewed and a letter was sent out to the current owner (and their agent) on May 1, 2020 confirming that all conditions of approval requiring action have been satisfied. An on-site inspection was conducted on April 23, 2020.

As long as the current operation stays within the parameters of their approved CUP, and continues to comply with the conditions of approval, they will be permitted to operate.

I hope this answers your questions. If you have additional questions, please feel free to call or email me – I'm happy to help!

Thanks,
Deanna

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Lynn Machado

Sent: Tuesday, June 16, 2020 1:53 PM

To: Denis B.K. Atam <denisat@hotmail.com>; Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Cc: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

I am forwarding your question to the Planning staff that are the experts on the topic. Please let me know if you need further help. Have a great day.

Please note that in response to Covid 19, our office is closed to the public.

You can reach the Planner on Call line at: 509-667-6224

General Questions and Inquiries can call: 509-667-6554

You may need to leave a message, and we will do our best to return all calls as quickly as we can.

Thank you for your patience and understanding during this time. Stay safe and healthy.

Kindest Regards,

Lynn Machado



Community Development Administrative Supervisor

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6225

lynn.machado@co.chelan.wa.us

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From: Denis B.K. Atam <denisat@hotmail.com>

Sent: Tuesday, June 16, 2020 12:45 PM

To: Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Cc: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

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Thanks Ana,

For sending the requested information. Let's see whether I understand this correctly:

- My wife and I filed the initial CUP in Nov. 2015 and the CUP was approved with several COA's on 1st of June 2016.
- Tom Pettigrew requested a 1 year extension of that CUP, which also was approved. It is my understanding that this extension ended/expired on 1st of June 2020 unless the CUP was "acted upon" and the COA's were fulfilled.

What interests us is – was this CUP "acted upon" and were any of the COA's fulfilled or did it expire without "any action" and in case the Pettigrew's have plans on having events at that location a new CUP must be filed by them?

That's the question we have.

Thanks for the clarification.

Kind regards

Denis Atam

From: Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Sent: Monday, June 15, 2020 3:28 PM

To: denisat@hotmail.com

Cc: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

Dear Denis,

The Chelan County Department of Community Development is in receipt of your public records request, received on 06/12/2020. You have requested copies of the following records:

"[Property ID: 47672

Geographic ID: 282113340050

Address: 148 HIGH BLOSSOM LN, MANSON, WA 98831

Owner: PBTL LLC

I wanted to lookup a conditional use permit from one of my neighbors.

Is that information available to the public – if so – where I can I find it or look it up?"

Attached are the records responding to your request. This email and the attachments complete the Department's response to your request for disclosure of public records.

If you have questions about the attached records, or believe the attached records do not fully respond to your request, please contact me by 06/30/2020. If I do not hear from you by that date, this matter will be considered closed as of the date of this email.

Kindest Regards,

Ana Cortes

Community Development Records Clerk

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6518

ana.cortes@co.chelan.wa.us



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From: Lynn Machado

Sent: Sunday, June 14, 2020 4:59 PM

To: Denis B.K. Atam <denisat@hotmail.com>

Cc: Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

Thanks so much! We usually get the records faster than expected, but it often depends on work load and amount of requests coming through. I have copied Ana on this, she is our Records Clerk, and will take a look as soon as we can. Have a great week!

Please note that in response to Covid 19, our office is closed to the public.

You can reach the Planner on Call line at: 509-667-6224

General Questions and Inquiries can call: 509-667-6554

You may need to leave a message, and we will do our best to return all calls as quickly as we can.

Thank you for your patience and understanding during this time. Stay safe and healthy.

Kindest Regards,

Lynn Machado



Community Development Administrative Supervisor

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6225

lynn.machado@co.chelan.wa.us

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From: Denis B.K. Atam <denisat@hotmail.com>

Sent: Sunday, June 14, 2020 4:55 PM

To: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Cc: Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

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

Hello Lynn,

Thanks for the update – no rush/hurry – I can wait.

I look forward what you are able to come up with and thanks for letting me know what can be shared with me.

Kind regards,

Denis

From: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Sent: Sunday, June 14, 2020 4:50 PM

To: Denis B.K. Atam <denisat@hotmail.com>

Cc: Ana Cortes <Ana.Cortes@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

Dear Dennis,

The Chelan County Department of Community Development is in receipt of your public records request, received on **6/12/2020**. You have requested copies of the following records:

"[Property ID: 47672

Geographic ID: 282113340050

Address: 148 HIGH BLOSSOM LN, MANSON, WA 98831

Owner: PBTL LLC

I wanted to lookup a conditional use permit from one of my neighbors.

Is that information available to the public – if so – where I can I find it or look it up?"

Based on preliminary research into this matter, additional time is required to locate and assemble the records you have requested, and to determine whether such records may be exempt from disclosure. We estimate that we will be able to complete your request on or about **June 30, 2020**.

Once we have located all the records responding to your request, we will inform you of the cost to copy and deliver the records. Fees for copying and delivery of public records is set forth in Chelan County Code § 1.376.090. There is no charge for inspection of public records.

If you have any questions, please feel free to contact me.

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6225

lynn.machado@co.chelan.wa.us



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From: Denis B.K. Atam <denisat@hotmail.com>

Sent: Friday, June 12, 2020 5:23 PM

To: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

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

Thanks Lynn,

For your quick response.

See details below regarding the property and the related CUP:

Property ID: 47672

Geographic ID: 282113340050

Address: 148 HIGH BLOSSOM LN, MANSON, WA 98831

Owner: PBTL LLC

Let me know in case you need anything else.

Kind regards & have a nice weekend, too!!

Denis Atam

From: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Sent: Friday, June 12, 2020 4:41 PM

To: denisat@hotmail.com

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

Hi Denis,

We are having an issue with our website currently, but if you would like to send me specific details of what you are looking for, I can take a look for it all next week.

I need specific information like parcel #, names, addresses, etc. The more specific, the better. Feel free to call me on Monday 509-667-6554. Have a great weekend.

Please note that in response to Covid 19, our office is closed to the public.

You can reach the Planner on Call line at: 509-667-6224

General Questions and Inquiries can call: 509-667-6554

You may need to leave a message, and we will do our best to return all calls as quickly as we can.

Thank you for your patience and understanding during this time. Stay safe and healthy.

Kindest Regards,

Lynn Machado



Community Development Administrative Supervisor

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6225

lynn.machado@co.chelan.wa.us

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From: Alex White

Sent: Friday, June 12, 2020 4:09 PM

To: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Cc: Denis B.K. Atam <denisat@hotmail.com>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>

Subject: RE: [CD Planning]Conditional use permit lookup & broken link on your website

Hi Lynn,

Fyi, it appears that the link to the public record request portal from the Community Development website is not working. Also, can you please coordinate with Mr. Atam on filing a public records request so he can receive the information he is seeking. Thank you!

Alex White

Planner I

Chelan County Community Development

T: 509.667.6586

alex.white@co.chelan.wa.us

Notice: All email sent to this address will be received by the Chelan County email system and may be subject to public disclosure under GR 31.1 and Chapter 42.56 RCW and to archiving and review.

From: Denis B.K. Atam [<mailto:denisat@hotmail.com>]

Sent: Friday, June 12, 2020 4:01 PM

To: CDPlanning

Subject: [CD Planning]Conditional use permit lookup & broken link on your website

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

Hello,

I wanted to lookup a conditional use permit from one of my neighbors.

Is that information available to the public – if so – where I can I find it or look it up?

Secondly – it seems you have a broken link on the Chelan County website on the following page:
<https://www.co.chelan.wa.us/community-development/pages/forms-and-applications>

The link at the bottom: Public Record Request seems to be broken – it resolves to:
[https://chelancountywa.govqa.us/WEBAPP/_rs/\(S\(trvhppiwbjowcn3p4dvmheaa\)\)/SupportHome.aspx](https://chelancountywa.govqa.us/WEBAPP/_rs/(S(trvhppiwbjowcn3p4dvmheaa))/SupportHome.aspx)
Which does create an error and it does not look right/correct to me either. You might want to inform your webmaster....

Thanks for your help & clarification.

Kind regards

Denis Atam

From: CD Director
To: RJ Lott
Subject: FW: Short Term Rentals in Leavenworth
Date: Tuesday, June 16, 2020 4:01:31 PM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6246 Main office (509) 667-6225
deanna.walterCD@co.chelan.wa.us

-----Original Message-----

From: Mimi Reid <mimi@2reids.com>
Sent: Tuesday, June 16, 2020 3:53 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals in Leavenworth

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

To Whom it May Concern,

We are 16 yr residents at Lake Wenatchee (North Shore Drive) and have found that numerous homes in the area have become short term rental properties. We have significant concerns with how the landscape of the this peaceful area has changed with so many more people coming and going. Much more speeding along N. Shore Drive, noise from large parties, trespassing onto private property, increased trash that is not appropriately secured and becomes scattered, and concern for break-ins. We've have our hot tub broken into twice (caught on camera and reported). We now have it padlocked. We've had people using our boat ramp, which is our private property (disregarding signage). We feel more stringent regulations need to be put in place to make it more manageable between long term residents and those seeking income property. We do not have enough law enforcement to handle disputes in our area. While we understand tourism is helpful to the Plain and Leavenworth areas, we don't want to destroy the recreational and safe feel of the area for those of us who must cohabitate with the revolving door of people in the area.

Please consider the proposals put forth by "RUN", which we support. We must limit the number of short term rentals in this zip code.

Regards,
Mimi and Andy Reid

425-466-0241

From: [Laura Breen-Young](#)
To: [CDPlanning](#)
Subject: [CD Planning]I+Oppose+the+Proposed+Short+Term+Rental+Restrictions+in+Leavenworth
Date: Tuesday, June 16, 2020 3:53:42 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.

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 3:37:41 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Gwen Vilches <gwenvilches@gmail.com>

Sent: Tuesday, June 16, 2020 3:06 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

Hello, My name is Gwen Vilches and I am a STR owner in Leavenworth. We built our house and lived in Leavenworth and love the community there. Due to unforeseen circumstances, we had to move out of the area. We plan to retire in Leavenworth and therefore we have kept our beloved house and have rented it out as a long term and a short term rental for the past 11 years. Two of our direct neighbors bought the houses next to us knowing that we had a STR.

I like many others know that STR are an integral part of the very important Leavenworth tourist economy. Besides having guests that go to all the restaurants and shops and spend their money, we employ people that depend on the work they get from STR. They include, house keepers, gardeners, maintenance workers, to name a few. We are fine with some regulations and believe that the current nuisance codes should be enforced. We also believe that existing STR's should be grandfathered in and exempt from new regulations as we have put a lot of time and money into building our business as a STR. We depend on the income that we receive from our STR.

We also request that this process be delayed due to Covid to provide equal access to Public Hearings. We don't believe that all people can be represented and it seems like this is not the time to do this.

We hope you take this into consideration. Thank you, Gwen vilches

From: [Sean Lynn](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 3:34:22 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.

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.

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: [Angel Hallman](#)
To: [RJ Lott](#)
Subject: FW: CE 19-0111-RE: Question about conditional use permits
Date: Tuesday, June 16, 2020 2:51:35 PM

RJ,

Please see the below request. I am sending this to you after being out of the office for the last three weeks.

Thank you,

Angel Hallman
Code Compliance Manager

This e-mail may contain electronic versions of Chelan County documents. Any discrepancies between the electronic version provided by Chelan County and the printed version that is available from the originating office will be decided in favor of the printed version. This e-mail may be subject to public disclosure, and appropriate discretion should be used when replying.

From: Jane Graham <jh_graham@hotmail.com>
Sent: Wednesday, June 3, 2020 4:48 PM
To: Angel Hallman <Angel.Hallman@CO.CHELAN.WA.US>
Subject: Re: CE 19-0111-RE: Question about conditional use permits

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

Hi Angel,

I wanted to follow up on this issue. Attached is a photo and a video of an event last night at the Omnia lodge. My son was at my place on North Shore Drive and he could hear the music even inside with the doors and windows closed. A neighbor told me there were 22 cars there, parked all the way down to the highway. I know the commissioners are having a study session tonight and I hope this can come to their attention. Thank you. Jane Graham



IMG_3900.mov

On Apr 24, 2020, at 4:53 PM, Angel Hallman <Angel.Hallman@co.chelan.wa.us> wrote:

Ok, Thanks!

Angel Hallman
Code Compliance Manager

This e-mail may contain electronic versions of Chelan County documents. Any discrepancies between the electronic version provided by Chelan County and the printed version that is available from the originating office will be decided in favor of the printed version. This e-mail may be subject to public disclosure, and appropriate discretion should be used when replying.

From: Jane Graham <jh_graham@hotmail.com>

Sent: Friday, April 24, 2020 4:48 PM

To: Angel Hallman <Angel.Hallman@CO.CHELAN.WA.US>

Subject: Re: CE 19-0111-RE: Question about conditional use permits

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

Thanks you Angel. I appreciate the prompt response.

FYI Sally Kane who lives year round at 18045 North Shore, tells me she spoke to Deanna Walter about the same issue this morning.

Have a great weekend. Jane

On Apr 24, 2020, at 4:28 PM, Angel Hallman
<Angel.Hallman@co.chelan.wa.us> wrote:

Hi Jane,

No land use permit has been issued for a vacation rental or places of public and private assembly.

Per our discussion, I will add your email to the existing complaint as there is an additional complaint. For future reference the existing Code Enforcement Case is CE 19-0111.

Respectfully,

Angel Hallman
Code Compliance Manager

This e-mail may contain electronic versions of Chelan County documents. Any discrepancies between the electronic version provided by Chelan County and the printed version that is available from the originating office will be decided in favor of the printed version. This e-mail may be subject to public disclosure, and appropriate discretion should be used when replying.

From: Jane Graham <jh_graham@hotmail.com>
Sent: Friday, April 24, 2020 2:02 PM
To: Angel Hallman <Angel.Hallman@CO.CHELAN.WA.US>
Subject: Question about conditional use permits

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

Dear Ms. Hallman,

I hope you are staying well these days.

Is there a way for me to determine if a particular property has applied for and been granted a CUP? I own property at 18085 North Shore Drive at Lake Wenatchee. A large house was recently built at 23336 Lake Wenatchee Highway and they are advertising as a rental on several sites, indicating there are 10 bedrooms and 7 baths and, on one site, that they can sleep 58 people and are appropriate for weddings, retreats, corporate events, etc. www.omnialodge.com. They are also advertising on Airbnb and Vacation Rentals.com. The area is zoned RR2.5, but I'd wondering what uses, if any, may have been approved.

Thank you.

Jane Graham
206-617-0723

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the Public Record STR feedback 6/16/2020
Date: Tuesday, June 16, 2020 2:37:29 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Joni Fisher <jonimfisher@msn.com>
Sent: Tuesday, June 16, 2020 2:08 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: FW: Submit into the Public Record STR feedback 6/16/2020

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

Please ensure these comments are entered into the public records.

Sincerely,
Joni Fisher

On Jun 16, 2020, at 1:53 PM, Joni Fisher <jonimfisher@msn.com> wrote:

To Whom it may concern,

I am writing to tell you I am very concerned about the current plans/discussion on short term rentals in Chelan County.

- Why are we trying to rush this through during the Covid Crisis? I fear this is being done to reduce the time available to people who are Pro or Con on this topic to voice their opinions at a public hearing. Not a zoom call.
- I have several questions on the Numbers presented by the Firm hired to do STR research. Specifically the STR numbers in Manson, why does Wapato Point appear to be included in the numbers in 2019, it has been around far longer than that and was built specifically as a

recreational rental neighborhood. Those homes should NOT be included in the STR numbers for Manson, it drives the percentage up dramatically/artificially. IF you purchased a home in Wapato Point and are now complaining about rentals next door, shame on you, don't purchase a place there and then come in to change what it was/is meant to be.

- Why are we spending precious country resources pursuing new regulations when the current nuisance rules are not enforced. Especially now with the huge impact to budgets/revenue covid will have.
- It is unfair to put an arbitrary number of 10 renters per residence, as you know many were build specifically to house more, for family reunions, weddings etc. Now, after 100K of dollars and years in business, you are going to take that away. I would like to understand why? Have a few incidents with large parties, cause this broad sweeping action.
- Permit costs of 500.00 + per year is extremely high, a reasonable permit fee should be considered. The inspections are not necessary and Chelan county nor the cities have the budget to implement this. A reasonable yearly fee to support county/city budgets should be considered. I am happy to pay a yearly permitting fee.
- Paying your taxes is a law, if people aren't paying the appropriate lodging taxes, that should be dealt with but these new regulations are required to do that. Every STR that uses a property management company is already doing this, the rest are legally accountable to do this already. Enforce this under current laws.
- Not allowing a transferable permit for STR's in good standing, who have followed the rules, is a huge impact to the value of our properties. I shouldn't have to wonder if my hard work to build a beautiful home, build up rental customer base, run it responsibly, ensure neighbors are not impacted and then can't realize any of that financial benefit in the value of that work during a sale. Or being able to pass it down to my kids in our will and ensure they can take it forward as a viable rental business.
- The VAST majority of people in the county are ok with rentals and understand it's value to the local economy, keeping people employed and allow them to stay in the area. It is a select few who don't like the noise or the traffic, most of whom are retired or wealthy and don't need to worry about the money. It will be a disservice to the working class/business owners of Chelan country if STR's are removed or dramatically reduced. Once again the wealthy would get **their** peace on **their** lake and the economy for the rest will suffer. Do you really want to turn Chelan into a place where only the wealthy can afford to live, drive out the working class, winery owners, small shop owners etc. to make a small minority happy.
- Don't punish ALL STR owners due to a small % of bad owners, who break rules, don't solve their parking, noise or garbage issues.
- I pay my taxes, have plenty of parking, have an in area property manager who can respond to an issues raised, have fire alarms, safety signage and liability insurance and am fine with a small operating permit fee, provided that can be renewed yearly without exception. My permit should only be in question IF I have broken the rules, not due to arbitrary limits.
- I support property management employees, pool maintenance, law care, construction, local retail, home maintenance repair people, this pump many dollars into the local area. If my home we taken off the rental market ALL of that local revenue would stop flowing. Not to mention all the dollars our guests spend in the area, I realize most of the people against the STR's don't rely on the STR revenue streams in the country or they would feel differently.
- When we purchased our home we specifically looked for a home in an area with no STR

restrictions and with plenty of room between neighbors, parking etc. Our goal is to be a good neighbor and someday retire there however being welcomed and treated like a criminal is putting a bad taste in all of it. Our neighbors are amazing, we love them, they love of us and haven't had complaints about our home.

Sincerely,

Joni Fisher & Doug Goforth

GoFish Rentals LLC - We own one home. We are not creating a renting conglomerate

From: [James Joslin](#)
To: [CDPlanning](#)
Subject: [CD Planning]STR Restrictions
Date: Tuesday, June 16, 2020 2:33:41 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. As residents of Leavenworth we see the benefits from visitors traveling and vacationing in the area. Please let vacation rentals be part of our 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.

Respectfully,

Jame Joslin

From: [diane vance](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 2:26:56 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.

Diane Vance
509-945-6421

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Codes-Chelan County
Date: Tuesday, June 16, 2020 2:25:46 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Monica Watson <monica_watson@outlook.com>

Sent: Tuesday, June 16, 2020 1:53 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: STR Codes-Chelan County

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

Hello,

I am writing to the planning commission to provide comments on STRs in Chelan County. I am an advocate for limiting the number of STRs in residential areas as I do think there is an impact on neighborhoods, community and housing shortages. There is a balance between supporting tourism in towns that rely on that income and what that impact is on the community. We have had a few STRs peppered on our street and to have people coming in and out is not a great experience for those living there full time. Just this weekend there was a house on Shore street which is about 2 acres from our house on Prowell street with renters that were having a great time the entire weekend. This created ongoing noise all day which we could hear in our house with the doors and windows closed. I don't think they were acting crazy but they had the doors open on the house, were playing music loudly and drinking and hanging outside having fun. The problem isn't so much the behavior as I think it seemed pretty normal for a trip but if you live next to that or close to that and have to it all the time it isn't a great way to live. Would you want to live next to a party all the time? People behave differently on vacation often times and the more homes that are like that the more it erodes the community. The house next door to us is being sold and the one across the street sold last year and we just dreaded the idea of a STR because we value having neighbors and not just a revolving door.

Having 12% of housing in Leavenworth specifically is too many. I understand the goal is supposed to

be 5% which is a much more reasonable number although I am not sure how you fairly manage that. No matter what, there has to be some limits, as currently there seems to be few areas that are protected against STRs.

Please help retain some community for the residents that are here all the time.

Thanks for your consideration and for your thoughtful work towards planning for Chelan County.

Monica Watson
Prowell Street

From: [Samuel Odio](#)
To: [CDPlanning](#)
Cc: [Sean Lynn](#)
Subject: [CD Planning]I am opposed to Short Term Rental Restrictions
Date: Tuesday, June 16, 2020 2:04:43 PM

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

Hello,

I live near Fish Lake and I strongly oppose taking any measures to reduce the current number of Short Term Rentals in the Leavenworth area. Please protect our property rights and give us the freedom to rent our property responsibly.

Reducing STR lodging will have devastating effects on the local economy and those who are positively impacted by STR's.

Thank you.

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Vacation Rental Code
Date: Tuesday, June 16, 2020 1:58:28 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Todd Philabaum <tphilabaum@costco.com>
Sent: Tuesday, June 16, 2020 1:57 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Brooklynn Philabaum <todd.jen5@comcast.net>
Subject: Short Term Vacation Rental Code

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

Dear Commissioners:

I am writing on behalf of the new code and restrictions that are being proposed in Chelan County. First, I would like to say holding meetings via Zoom or other online applications is directly limiting the amount of community members that can participate. During the COVID crisis this approach must be bordering on if not completely unconstitutional. The commission might want to take a look at how the schools were impacted during COVID and the lawsuits that have sprung up all over - dealing with people's rights in regards to access of information and fair governing. Holding these meetings like this will undoubtedly cause more strife and only prove to polarize the sides even more.

I have read all the pdf emails that are currently posted. I would like to offer another opinion. My immediate family (my wife and 3 kids) have recently purchased a home in the beautiful community of Manson, WA. We are excited and thrilled to be part of the community once again. Yes, again. Growing up my parents had a place in Manson and we enjoyed the small community for over 20 years. During that time however the local economy was dismal and non-existent. There were no wineries, cider houses, maybe 1 or 2 restaurants (most of which could never stay in business) and what was open in Manson was shut down by 5 or 6pm. As much as we loved the area the lack of "environment" was the primary reason for my parents selling the property. Manson and the

supporting communities stayed in this state for decades. Fast forward 30 years and you see a vibrant community buzzing with all the amenities of a high end resort town. The amount of money in the local economy has increased exponentially. Everyone across the county has benefited from the influx of money into the community. For my immediate family we want to be part of the wonderful community Manson has become and that is why we have purchased a beautiful property of our own in the area.

The old saying from Field of Dreams: "build it and they WILL come" has never been more true for the town of Manson. The silent partner in this story are the STRs. They have been the foundation on which the economic growth in the region has risen from. To undermine this will inevitably have negative impacts to the area and region. I believe the area of Manson has done a good job with the STRs and living inside the local community. We have a number of friends that have houses in Manson and use them as STRs. Their guest books are full of the wonderful stories of families making great memories in the area, many of these families come back year after year. The many great restaurants are full, wineries are packed, shops are busy selling merchandise and it has worked and worked well.

Inevitably there are those that do not like change and that is understandable, but it is everyone's job to work towards a fair resolution. Some of the proposals that are being proposed are not legal and ethical to the current property owners who want to have the ability to do STRs. With that said, there needs to be some common ground that allows people their rights on both sides of the line in regards to this issue. Currently, the biggest complaint in reading the testimonies is the lack of enforcement of the regulations that are already in place. It would seem unreasonable if you had a splinter in your finger to cut off your finger to remove the splinter. I believe everyone would agree on that. In reality, this is what is happening with this situation. "We" have not done a good job supporting the current regulations. We should start there and handle the bad apples in the bunch instead of throwing the whole box out. There will undoubtedly be those that want the towns like Manson to revert back to the 70's but that is not reality. What everyone has gained in the community far outweighs the negatives. We need to move forward with a game plan in which everyone is heard (currently not possible), actual facts are discussed and the true areas that need attention are fixed. What is outlined in this proposal far exceeds what is truly needed.

Todd Philabaum

Director - Costco Wholesale

Refrigeration - HVAC - Construction

Email: tphilabaum@costco.com

Office: 425-313-6572

Cell: 425-922-0294

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From: [Aly Cullinane](#)
To: [CDPlanning](#)
Subject: [CD Planning]I 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: [Joni Fisher](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [STRACC Board](#)
Subject: [CD Planning]Submit into the Public Record STR feedback 6/16/2020
Date: Tuesday, June 16, 2020 1:53:53 PM

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

To Whom it may concern,

I am writing to tell you I am very concerned about the current plans/discussion on short term rentals in Chelan County.

- Why are we trying to rush this through during the Covid Crisis? I fear this is being done to reduce the time available to people who are Pro or Con on this topic to voice their opinions at a public hearing. Not a zoom call.
- I have several questions on the Numbers presented by the Firm hired to do STR research. Specifically the STR numbers in Manson, why does Wapato Point appear to be included in the numbers in 2019, it has been around far longer than that and was built specifically as a recreational rental neighborhood. Those homes should NOT be included in the STR numbers for Manson, it drives the percentage up dramatically/artificially. IF you purchased a home in Wapato Point and are now complaining about rentals next door, shame on you, don't purchase a place there and then come in to change what it was/is meant to be.
- Why are we spending precious country resources pursuing new regulations when the current nuisance rules are not enforced. Especially now with the huge impact to budgets/revenue covid will have.
- It is unfair to put an arbitrary number of 10 renters per residence, as you know many were build specifically to house more, for family reunions, weddings etc. Now, after 100K of dollars and years in business, you are going to take that away. I would like to understand why? Have a few incidents with large parties, cause this broad sweeping action.
- Permit costs of 500.00 + per year is extremely high, a reasonable permit fee should be considered. The inspections are not necessary and Chelan county nor the cities have the budget to implement this. A reasonable yearly fee to support county/city budgets should be considered. I am happy to pay a yearly permitting fee.
- Paying your taxes is a law, if people aren't paying the appropriate lodging taxes, that should be dealt with but these new regulations are required to do that. Every STR that uses a property management company is already doing this, the rest are legally accountable to do this already. Enforce this under current laws.
- Not allowing a transferable permit for STR's in good standing, who have followed the rules, is a huge impact to the value of our properties. I shouldn't have to wonder if my hard work to build a beautiful home, build up rental customer base, run it responsibly, ensure neighbors are not impacted and then can't realize any of that financial benefit in the value of that work during a sale. Or being able to pass it down to my kids in our will and ensure they can take it forward as a viable rental business.
- The VAST majority of people in the county are ok with rentals and understand it's value to the local economy, keeping people employed and allow them to stay in the area. It is a select

few who don't like the noise or the traffic, most of whom are retired or wealthy and don't need to worry about the money. It will be a disservice to the working class/business owners of Chelan country if STR's are removed or dramatically reduced. Once again the wealthy would get **their** peace on **their** lake and the economy for the rest will suffer. Do you really want to turn Chelan into a place where only the wealthy can afford to live, drive out the working class, winery owners, small shop owners etc. to make a small minority happy.

- Don't punish ALL STR owners due to a small % of bad owners, who break rules, don't solve their parking, noise or garbage issues.
- I pay my taxes, have plenty of parking, have an in area property manager who can respond to an issues raised, have fire alarms, safety signage and liability insurance and am fine with a small operating permit fee, provided that can be renewed yearly without exception. My permit should only be in question IF I have broken the rules, not due to arbitrary limits.
- I support property management employees, pool maintenance, law care, construction, local retail, home maintenance repair people, this pump many dollars into the local area. If my home we taken off the rental market ALL of that local revenue would stop flowing. Not to mention all the dollars our guests spend in the area, I realize most of the people against the STR's don't rely on the STR revenue streams in the country or they would feel differently.
- When we purchased our home we specifically looked for a home in an area with no STR restrictions and with plenty of room between neighbors, parking etc. Our goal is to be a good neighbor and someday retire there however being welcomed and treated like a criminal is putting a bad taste in all of it. Our neighbors are amazing, we love them, they love of us and haven't had complaints about our home.

Sincerely,

Joni Fisher & Doug Goforth

GoFish Rentals LLC - We own one home. We are not creating a renting conglomerate

From: [Chanel Asberry](#)
To: [CDPlanning](#)
Subject: [CD Planning]I 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: [Thomas L. Stanley](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:50:46 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. Please know we need places to stay. Thanks Thomas

From: CD Director
To: RJ Lott
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 1:41:01 PM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6246 Main office (509) 667-6225
deanna.walterCD@co.chelan.wa.us

-----Original Message-----

From: Karen Smith <karenmsmith@live.com>
Sent: Tuesday, June 16, 2020 12:56 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay
<Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England
<Doug.England@CO.CHELAN.WA.US>; info@stracewa.org
Subject: Submit into Record for STR Public Hearing

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

Good afternoon,

My family loves Leavenworth. Our plan is to move in full-time when we retire in another ten years, so we bought a house in Leavenworth where we could travel to with our young boys until then, and rent it out in between.

We rely on rental income from that house to be able to afford to be in Leavenworth part time. We hired a local property manager with a stellar reputation and have taken excellent care of our home, limited our occupancy to a responsible level, and made sure our guests followed the rules. It is in secluded acreage and far enough away not to bother any neighbors.

We bought our house with the expectation that the county would respect our property rights, and it is wrong and illegal to take away our property rights retroactively. This will cause us to lose our investment, and cause financial hardship (we are not wealthy!) despite the fact we are running our rental responsibly and respectfully to your community.

This also harms your local economy. Our cabin, as well as all vacation rentals, generates tax revenue and brings in tourists to spend money in Chelan County, adding tens of millions of dollars to your economy. Taking away these tourists will also harm all businesses in the Leavenworth, such as the shops and restaurants. Vacation rentals also create jobs for plumbers, maintenance workers, builders, snow plows, and other home improvement companies.

Chelan County must respect our property rights or it will cause harm to your economy and rental income. We have the law on our side. Thank you.

Sincerely,

Karen Smith

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 1:40:33 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

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Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: lesley@envisionmeetings.com <lesley@envisionmeetings.com>
Sent: Tuesday, June 16, 2020 12:53 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org
Subject: Submit into Record for STR Public Hearing

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

Dear Chelan County Planning Commission:

We've owned our property on Eagle Creek Rd for about 20 years, so we're not new to Leavenworth or Chelan County. We originally built our home as a private family vacation and retirement home. However, due to financial hardships and the huge increases in property taxes (e.g. our taxes increased about 50% in just the current year), we began renting it part time about 6 years ago. This enables us to keep a place that we would otherwise not be able to afford, giving work to several local residents who help care for the place when we cannot be there (including mowing, cleaning, trash management, maintenance, snow plowing, being our on-site-next-door PoC, etc.). We have active discussions with our neighbors, who have been wonderfully supportive and helpful in our efforts to responsibly manage our STR. All our neighbors have our phone #s and the phone#s of our management company, should they have any issues or concerns.

We enforce a strict policy, limiting our occupancy to 8 people, including children, and do not allow parties or weddings. In all this time, we have only had 1 problem renter, which was reported to us by our neighbor. We took immediate action to resolve the issue & ban this person from ever renting

from us again.

We've always supported local businesses by referring our renters, who have spent thousands of dollars in local shops, restaurants, wineries & activities. Leavenworth relies on tourism for its survival; reducing the places tourists can stay in is counterproductive. In addition, all short-term rentals are required by law to pay the same occupancy tax as hotels, which further supports the community.

We are in favor of responsible regulation of short term rentals, as we feel a strong obligation to our neighbors and community, and want to retain the charm and beauty of Leavenworth. However, much of the proposed regulations would penalize those of us who've been responsible owners, but who still need to work for a living outside of the area. The single homeowner who needs to rent to be able to afford his home is a very different situation from companies that own multiple homes or complexes, and are full-blown STR businesses.

We feel the **Planning Commission** should focus on enforcement of the codes currently in place, before implementing new regulations that are punitive to "the little guy", who happens to also be a good neighbor & long term member of the Leavenworth community!

Therefore, we support:

- **Enforcing the current codes!** We simply need to enforce existing nuisance codes to address noise, garbage, and parking complaints before adding new regulations.
- **This process MUST be delayed.** Holding these hearings online during a pandemic limits equal access rights.
- **Existing STRs must be grandfathered in** and exempt from new regulations which would constitute an illegal government taking of property ownership rights.

Respectfully,

Lesley Young Cutler
Leavenworth Homeowner

From: [Alexandra Kesler](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:40:05 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, WA 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 you,

Alexandra Kesler

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: [Erika Shine](#)
To: [CDPlanning](#)
Subject: [CD Planning]I 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: [Amanda Burr](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:16:56 PM

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

To whom it may concern,

I have visited Leavenworth once for my honeymoon and am planning to return this winter. We have stayed in a Bed and Breakfast, and the upcoming trip will be through a short term rental with the Love Leavenworth company. These have been incredible options for us, as the hotels are not often feasible or even have availability.

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,
Amanda Burr

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



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [stephanie schreiner](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 1:12:24 PM

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

To whom it may concern,

I am outraged at the treatment of STR owners in the Leavenworth area! By taking measures to reduce the current number of Short Term Rentals in Leavenworth rather than focusing on enforcement of the nuisance laws already on the books, you are destroying the livelihoods of thousands of people who count on income from these STRs to feed their families or to make ends meet.

My mother is in her 70's and, like us, owns an STR locally. She abides by the rules and goes above and beyond to make ensure her guests have a wonderful Leavenworth experience while still respecting her neighbors. We cater to couples and families looking to experience our town, but also have the amenities of home that many hotels can not provide. The income she is able to gain from renting her condo allows her to continue to live independently. It pays for her prescriptions as well as her car insurance. Taking this away from her at time in her life where she has no other way to replace the income would be devastating to her lifestyle.

I urge you to find a way in which we can do this together with our residential neighbors. Place stricter enforcement's where they need be, focus on the STRs that ruin it for the rest of us, but while doing so, please take into account the hundreds of us that are doing it right. Many of us have significant investments in Leavenworth and depend on our investments to keep our families afloat.

Regards,
Stephanie S
STR owner & daughter of STR owner

From: Kim Schmaltz
To: CDPlanning
Subject: [CD Planning]Re: Leavenworth Rental's
Date: Tuesday, June 16, 2020 1:03:32 PM

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

Never mind! I thought it was a COVID thing

Sent from Kim's iPhone

> On Jun 16, 2020, at 12:30 PM, Kim Schmaltz <kimschmaltz@msn.com> wrote:

>

> 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.

>

> Our family has been in quarantine for three months, we planned a trip several months ago for July in Leavenworth at a cabin. This would be devastating to our family and I believe that the local businesses deserve to have a Travel opened up again. Thank you!

> Kim Schmaltz

>

>

> Sent from Kim's iPhone

>

From: April Cross
To: CDPlanning
Subject: [CD Planning]Arguments in opposition to the reduction of Short Term Rentals in Leavenworth
Date: Tuesday, June 16, 2020 12:59:36 PM

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

Chelan County Planning Commission,

Good afternoon, I hope this email finds you well. I wanted to reach out to voice my opposition to your taking any measures to reduce or restrict the amount of Short Term Rentals in and around the City of Leavenworth. I believe that the residents of Leavenworth are in irrational and rather absurd opposition to having Short Term Rentals. I believe this is irrational because the same people in opposition to these measures are the ones who regularly pressure (often successfully) this commission to afford improper and sometimes potentially dangerous property and zoning variances to religious organizations that are, unlike STRs, not bringing any tourism or revenue to this area. I get that the passionate long term residents of this area are highly religious and feel like tourists are encroaching on their land, and that seems to be the biggest reason that these individuals have for demanding that tourism in this area be halted. I would remind the Chelan County Planning Commission that this kind of attitude being exhibited by the long-term residents who are calling for the removal/reductions of STRs is the same kind of racist, entitled attitude that led to centuries of horrific atrocities being committed by white people against Native Americans, around our nation and in this very area. It would be nothing short of bald racism for the council to act on the demands of those people who want the removal of STRs if their concern about STRs is that other people who are not residents of this area should get to enjoy the beauty that this area offers. To make planning decisions that will impact people's lives and incomes, based on the racist tendencies and entitlements of some long term residents -- who by their own choice aren't participating in the rental housing industry -- would be a shockingly inappropriate basis for government decisions.

Short Term Rentals are one of the primary structures that is now underlying the entire economy of this area. Much of the business of Leavenworth - a tourist town by nature from its conception as "little Bavaria" - is tied directly to tourism, and if you want to have a thriving tourist industry then you need to provide commensurate accommodations. I know for fact that every single hotel, accommodation, and short term vacation rental within 15 miles of Leavenworth except 1 single one was booked during the Christmas lights festival nights. In fact, it appears that all hotel accommodations in Leavenworth are generally booked around a full year in advance for the Christmas lights weekends, so outside of offering short term rentals, Leavenworth would receive zero additional profit or taxes on accommodations during that season a year before it happens. So Leavenworth does not have an extraneous amount of short term rentals -- indeed, what this tells you is that you do not have enough short term rentals for the amount of interest that the public has in spending time in Leavenworth and you are losing taxes and tourism revenues as a result. Here is a link to TripAdvisor, a page speaking directly to this lack of accommodations, and it's dated as of years ago (the "golden era of short term accommodations" according to those Leavenworth and Chelan residents who do not wish to allow their tourist town to be a tourist town):

https://www.tripadvisor.com/ShowTopic-g58560-i1051-k8866899-Night_stay_at_Leavenworth_during_Christmas_lighting_festival-Leavenworth_Washington.html)

To reduce the amount of short term rentals you'll allow, therefore, will absolutely and inevitably impact citizens of Leavenworth who rely on the income they receive from short term rentals to live. It seems to me particularly odd, entitled, un-Christian, and juvenile for all of these residents whose income and interests have nothing to do with the short term rentals industry to be so fiercely upset at its' presence while it allows their friends and neighbors who are involved in this industry in some capacity (whether they run a STR, manage or clean one, provide vendor services to such properties - like repair or delivery services - or whether they run a business that sells goods to these properties or to the tourists that these properties bring in) to support themselves and their families. I believe that there have been a few reasons posed by the people wanting to see a removal of STRs as to why they are calling for this, and I will now go over why these rationalizations should not be a consideration in your decision on this matter:

-It seems that those who wish to see a reduction in STRs believe that STRs cause greater disruption in residential neighborhoods. Airbnb and HomeAway - two of the largest STR operating services that are used to find rentals in this area - have upheld time and again that owners and neighbors are welcome to call the cops and have guests removed if they are in violation of owner policies or any local policies or ordinances (related to noise or otherwise), and these companies will side against the guests when such issues arise. It is also incumbent on the City and County to provide set policies and ordinances for this type of accommodation and zoning, same as for any other type of zoning area, and for a City at large. A City or County's unwillingness or inability to enact useful policies and police itself to execute those policies should not be held against private business owners, nor should the unprovable expectation that greater disruption may occur be means to keep legitimate businesses from operating. If a business is disruptive by its' nature, but has already been permitted, then the City - not the business - has failed the people who are being disrupted and it is the City's responsibility - not the business's - to fix or compensate for this. Additionally, it seems like an adequate solution to this could easily be provided in the form of simple legislation about the rules regarding disruption that STRs are or are not allowed to cause, and consequences for violations. This rationale should not be a deterrent to the City of Leavenworth continuing to have or permit the operation of STRs.

-It also appears that those who wish to see the removal of STRs in Leavenworth are concerned about their homes decreasing in value due to short term rentals. I would argue that the facts of the Leavenworth housing market dispute this claim on their own, but further, tourism is what has put Leavenworth on the map and if the opportunity for tourists to visit shrinks significantly, so will home values. Home values in this area uniquely rely on tourism to create the value of this town. The increase in tourism in recent years has led to increases in government expenditures on sprucing up the City of Leavenworth (which had for long been decaying), which in turn has made it an even more popular tourist destination, for which people are now moving to Leavenworth in far greater numbers, thus increasing home values substantially. For reference on this, I would point you to the fact that in 2019 Leavenworth saw a record-breaking amount of home sales, selling more homes by far than any previous year, with nothing to do with any decrease in value or sales price - quite the opposite, for the first time in its' history, Leavenworth's median and average home values both rose to above \$500,000 (<https://iciclecreekrealestate.com/2020/02/17/2019-leavenworth-home-prices>). So if this is the rationale being used to sustain calls to remove short term rentals, this is a farce, as it's clear that short term rentals are not causing a decrease in home values, and in this area they are one of the likely direct causes of the sharp increases in home values.

-The final reason that it seems some folks want to see a reduction in the availability of STRs in and around Leavenworth is that they believe these STRs are leading to a shortage of housing. I would agree that this is an issue that STRs are causing in this area, and further, that this issue is one that is worthy of the gratitude of those who are calling for the removal of STRs. STRs are not at fault for the lack of available houses in this area. If you convert 50% of your residences to long term rentals, and then only build 5 new homes per year, there's no question what is causing the lack of housing -- it's that you're not building almost ANY new housing, despite huge surges of people to this area. The fact that tourists have to be housed for short periods of time doesn't mean that converting residences to short term rentals is removing housing from the market, it's just housing different people for shorter periods. You would have inadequate housing in this area, regardless, because you're not making enough housing. Leavenworth is now benefiting greatly from an increase in profits and taxes it is collecting from these short term rentals, from businesses who are making more profit due to the existence of the short term rentals, and on property taxes, because STRs and homeowners alike are now occupying all the housing pretty much (so you receive those taxes on every occupied home), and because there's more investment and more reason to increase property values (and thus, taxes) through renovations. This affords the area more funds to create more housing, and provides justification for more individuals in construction-type professions to move to Leavenworth area to create these large housing developments that you so sorely need. This means that the addition of STRs in the system, which is now requiring the construction of way more houses a bit more urgently, is also going to provide for Leavenworth to create a vast swath of good and high-paying new construction jobs, for which the need will last for and provide for this for years to come. So not only is this not an issue, it's a huge and amazing opportunity that STRs have opened up for you to create more housing and jobs in this area.

There doesn't seem to me to be any reason why STRs being stunted and restricted would benefit anyone in this area, and indeed, it seems very clear that adding harsh regulation would stunt tourism and ultimately lead to a downturn in tourism, business, and revenue to this area. It seems equally clear that the individuals calling for this additional regulation get what they want, they will come back whining and screaming in 2 years time when their businesses are closing, their property values have sunk, and Leavenworth tourism has dried up, all having forgotten that it was their juvenile and ignorant demanding that led them to these issues in the first place. These people are not acting on education or understanding of how a City functions, especially one that is founded on tourism, and are asking for additional regulation on an industry that they are in no way part of, because they are petty and feel inconvenienced by it. How shallow and ridiculous. I am asking that you do your jobs and ignore bad advice from a largely white population (84%+) whining at you about how this entire area of land *belongs to them* and can't be shared (see note above about how feelings of entitlement over a piece of land leads to assault on innocent people by those who feel justified in their entitlement), and instead see that what they are asking for will hurt this area and many (eventually all) of the people in it, including all of those many residents who rely on ongoing tourism in this area to sustain their businesses and their families. Please choose to *not* take additional measures to reduce and restrict short term rentals in the Leavenworth area, for the good of all the people who live there.

Thanks very much,
April Cross

From: [Mick Schmaltz](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:43:03 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.
The proposal also would undermine the property values in Leavenworth! (Reducing the assessed value and county tax collections)

Mick Schmaltz MBA
Managing Broker
Real Estate 2000 Inc.
206-940-7676

From: barbhemacki@comcast.net
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:39:23 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 had a family reunion in Leavenworth last year and staying in a short term rental home was perfect for the size of our group. We wouldn't have made Leavenworth our destination if staying in separate hotel rooms was our only option. Haven't small businesses been hurt enough in the past few months. Please don't cripple them further.

Barbara Hernacki

Redmond Washington

From: [linda.yotsko](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:34:41 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.

My family rents a house every year for Christmas. It is already very expensive but reducing the availability of rentals will only make it more expensive. Probably to the point where we will look for someplace else to go. This would be a loss to the owner or the property as well as the town because we won't be going to lunch, or to the wineries or the shops.

Thank you for listening.

Linda Yotsko Kolano
Summer, WA

Sent from my iPhone

From: [Kim Schmaltz](#)
To: [CDPlanning](#)
Subject: [CD Planning]Leavenworth Rental's
Date: Tuesday, June 16, 2020 12:30:52 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.

Our family has been in quarantine for three months, we planned a trip several months ago for July in Leavenworth at a cabin. This would be devastating to our family and I believe that the local businesses deserve to have a Travel opened up again. Thank you!
Kim Schmaltz

Sent from Kim's 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: [Cindy Sell](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 12:21:51 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.

Get [Outlook for iOS](#)

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: [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: [Tammy Hemmingsen](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:54:06 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. I can't help but wonder if this isn't just another way to benefit the hotel owners at the detriment to home owners in the Leavenworth area and also the detriment to tourist looking for lodging in our area. What other reason could there be? 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.

It's bad enough that our economy has been so negatively affected by the COVID19 shutdowns but now you want to add even more hardship to home owners in our area by taking away even more from us? 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,
Tammy Hemmingsen

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

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.

Jim & Joanne Socci

From: [Robert Russell](#)
To: [CDPlanning](#)
Subject: [CD Planning]I am opposed to the proposed short term rental restrictions
Date: Tuesday, June 16, 2020 11:35:48 AM

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

Dear Reader,

I oppose the proposed short term rental restrictions. They would negatively impact three separate groups of people.

1. It would negatively impact the ability of cabin and rental owner properties to own their property. Many such owners can only own that property because of income from rental.

I suspect more that a few local owners would have the sell the cabin inherited from the families.

2. It would negatively impact the business community. There would be fewer people coming to Leavenworth. The owners of local shops, restaurants and services would be negatively affected.

3. It would negatively impact the residents of Washington state ability to enjoy lake Wenatchee. Since the closure of Cougar Inn many years ago the only public access to Lake Wenatchee is the state park. It is already quite crowded and not suitable to many people with limited physical abilities.

Best regards,
Robert Russell, MD

From: [Ryan Austin](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:31:39 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.

Ryan Austin
Director of Email Marketing
Bluetent

o: 970.704.3264
ryan.austin@bluetent.com
bluetent.com

While this e-mail message may provide information so excellent that you wish you could share it, this message and its attachments are for the designated recipient(s) only and likely contain confidential information. Please do not disclose or share anything we intended only for you, our fantastic client/partner/vendor.

From: [Cindy Irwin](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 11:12:45 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.

Cindy Irwin
3815 Goldsby St Sw
Olympia WA 98512

From: [Jim Gray](#)
To: [CDPlanning](#)
Subject: [CD Planning]I 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: [Shannon Tait](#)
To: [CDPlanning](#); [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)
Subject: [CD Planning]Short Term Rentals in Chelan County
Date: Tuesday, June 16, 2020 10:59:57 AM

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

Dear Chelan County Planning Commissioners,

In 2015, my husband and I purchased 1.33 acres on Icicle road to build our home and a smaller home for my aging parents.

We followed every permit process that Chelan County required from us.

In October 2016, the little house was finished and we moved into it with my parents while we continued to have our home built, of which we moved into June 2017.

During this time, my dad got very ill and needed to be closer to medical facilities and kidney dialysis, so they purchased a home in Wenatchee.

Now we have 2 homes that we need to make new mortgages on and pay the ever growing Chelan County property taxes.

So, we put the little 916SF cabin up as a nightly rental and also kept it often as a place where our daughters and extended family can stay when they visit.

The 2 bedroom cabin is located directly in our back yard and our guests use the same driveway as our home. We reside full time in Leavenworth.

Not only do we reside full time in Leavenworth, we are on the property at all times, as my husband has Parkinson's and I am home with him full time. We rely on the income from our STR in order to pay the mentioned mortgage and property taxes.

There is lots of chatter about homeowners having 2 homes and that those homes should be allowed for long time renters and locals of Leavenworth.

I recently helped a friend find a LTR tenant for his place in Dryden.

This owner was asking \$1,000 per month and this would include the utilities for a 2 bedroom recently updated guest suite.

I advertised on Facebook Leavenworth and got many messages and interest..but the locals that contacted me were looking for a place that was in the \$600-\$800 per month rent range.

Does this make sense that owners of STR would be able to rent at this rent range and still be able to pay the bills and property taxes of their homes?

We also pay the 11.4% lodging tax that is required when renting in Leavenworth. Not only have we also paid the taxes, we also have our CPA pay the excise taxes every quarter. Airbnb & VRBO pay the taxes on the owners behalf, as is now required by the State of Washington.

Now due to Covid-19, Chelan County is going to see a large drop in the amount of revenue that was lost over the last few months and will take a bigger hit if STR's are shut down.

My husband and I agree that there needs to be changes in regards to short term rentals, here are a couple of our thoughts:

1) The STR's and owners that have consistent issues with the Sheriff's and neighbors should be contacted by Chelan County. Maybe this is where the initial process starts.

2) The owners of the STR should be able to arrive to their rental within 30-45 minutes, if there are any issues or complaints from neighbors OR have a property manager or Co-host that can arrive to their home in this amount of time.

3) Homes that have been remodeled to sleep more guests, should be inspected by the County. For example a home that is a 2 bedroom home/septic system, but now sleeps 10-12 guests should be re-evaluated and allow the owner to change to 4-6 guests.

4) STR's should not be allowed in areas that are dense with family homes, churches etc.

In closing, I wonder if those that are proposing that STR's be shut down and have stiff regulations put on the owners...how are they going to travel with their families and will they be using STR's in other towns.

Will those people only use Hotel/Motels and Bed & Breakfast options, or will they want to travel to the Oregon Coast and San Juan Islands and be able to rent a nice home for their families to be together?

Thank you for your time and I am hopeful that this works out for all involved.

Shannon & Mike Tait
425-235-0941
Leavenworth, WA

From: [Jacquelyn Murray](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:57:05 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: [roatsgreg](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:49:54 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.

My wife and I spend a good deal of time in rental cabins in the Lake Wenatchee area each year and appreciate the options available for short term rentals there. I have a hard time imagining any benefits of reducing the number of allowable rentals in the region.

Greg Roats
Bainbridge Is., WA

Sent from my Verizon, Samsung Galaxy smartphone

From: [Amber Baker](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:49:14 AM

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We have been staying/renting homes in Leavenworth and the Leavenworth area for over 30 year. Please don't limit access to those wonderful homes and the beautiful area.

Sincerely,
Amber Baker

Life is precious!

From: [Maria Tretiakova](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:44:26 AM

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

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From: [Irene Loren](#)
To: [CDPlanning](#)
Subject: [CD Planning]I 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]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:38:49 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: [Karen](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:37:39 AM

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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

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

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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: [Mitch Fritschle](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:36:06 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.

We enjoy visiting your city for a few days at a time. If STR's are not available or get to expensive we will not be able to visit.

Mitchel Fritschle

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

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

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Stacy Carson

From: truckin58@comcast.net
To: [CDPlanning](#)
Subject: [CD Planning]
Date: Tuesday, June 16, 2020 10:26:40 AM

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

Sent from Xfinity Connect Application

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: Carmen Lewis
To: CDPlanning
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:20:49 AM

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Thanks
Carmen Lewis

Sent from my iPhone

From: [Cindy Luong](#)
To: [CDPlanning](#)
Subject: [CD Planning]Oppose to short term rentals
Date: Tuesday, June 16, 2020 10:20:37 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.

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,

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: [Adam Egert](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:19:42 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.

My young family, has spent a week on Lake Wenatchee in a vacation rental, and it has become the highlight of our summer. Living in Bellingham, we have other lakes closer, but choose to come to Lake Wenatchee because of the beauty, hiking, mountains, proximity to Leavenworth, and so many other things. We have come to know the neighbors of the place we rent, who are full time residents, and they love seeing our young family enjoy the place they call home.

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 you for your time,

Adam Egert

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

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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.

Regards,
David Poole

From: [Iurie 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

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: [A. McNamara](#)
To: [CDPlanning](#)
Subject: [CD Planning]Short term rentals
Date: Tuesday, June 16, 2020 10:17:11 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.

Thank you,
April McNamara

From: dallasphilips24@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.

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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: [Kelli Dowling](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:15:46 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: [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: NATALIA KOPORULINA
To: CDPlanning
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:15:24 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,
NATALIA Koporulina

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: [T Whiting](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 10:08:19 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.

We LOVE visiting the area and renting a cabin with friends yearly. We even hope to purchase a home ourselves and potentially renting it out until we retire and move to the area. Would love if the restrictions you're planning do not happen.

Thanks for listening.
Traci Whiting

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone

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

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,

- 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

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.

Jaimi Sager

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]RE: [CD Planning]Letter to Chelan County Planning Commission
Date: Tuesday, June 16, 2020 10:02:19 AM
Attachments: [Michaela Reeder.vcf](#)
[6-15-2020 letter to Chelan County Planning re Short-Term Rental Code Amendments.pdf](#)
[Appendices.pdf](#)
[2020.06.03 Letter to Planning.pdf](#)
[image002.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



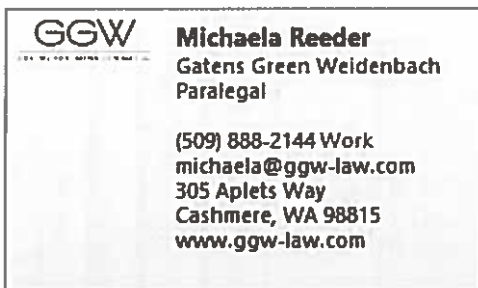
From: Michaela Reeder <michaela@ggw-law.com>
Sent: Tuesday, June 16, 2020 9:46 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Michelle Green <michelle@ggw-law.com>; Samuel A. Rodabough <sam@rodaboughlaw.com>
Subject: FW: [CD Planning]RE: [CD Planning]Letter to Chelan County Planning Commission

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

Good morning,

Attached please find correspondence directed to the Planning Commission. Please reply confirming that these are being delivered to the planning commissioners, or let me know if we should email the planning commissioners directly.

Thank you!



From: Alex White <Alex.White@CO.CHELAN.WA.US>
Sent: Monday, June 15, 2020 4:17 PM
To: Michaela Reeder <michaela@ggw-law.com>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Cc: Susan Hinkle <Susan.Hinkle@CO.CHELAN.WA.US>; Michelle Green <michelle@ggw-law.com>; Samuel A. Rodabough <sam@rodaboughlaw.com>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: [CD Planning]RE: [CD Planning]Letter to Chelan County Planning Commission

Hi Michaela,

Fyi, your email below did not go to any Commissioners unless you bcc'd them. The CDPlanning is the group email for the planners here at Chelan County.

Alex White
Planner I
Chelan County Community Development
T: 509.667.6586
alex.white@co.chelan.wa.us

Notice: All email sent to this address will be received by the Chelan County email system and may be subject to public disclosure under GR 31.1 and Chapter 42.56 RCW and to archiving and review.

From: Michaela Reeder [mailto:michaela@ggw-law.com]
Sent: Monday, June 15, 2020 4:05 PM
To: CDPlanning
Cc: Susan Hinkle; Michelle Green; Samuel A. Rodabough
Subject: [CD Planning]Letter to Chelan County Planning Commission

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

Dear Commissioners,

Please see the attached letter to the Chelan County Planning Commission dated June 15, 2020. A hard copy will follow via U.S. Mail.
Please confirm receipt.

Thank you!

GGW

Gatens Green Weidenbach

Michaela Reeder
Gatens Green Weidenbach
Paralegal

(509) 888-2144 Work
michaela@ggw-law.com
305 Apiets Way
Cashmere, WA 98815
www.ggw-law.com

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: CD Director
To: RJ Lott
Subject: FW: Comments Short Term Rental Regulations
Date: Tuesday, June 16, 2020 9:35:13 AM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6246 Main office (509) 667-6225
deanna.walterCD@co.chelan.wa.us

-----Original Message-----

From: MARK JUDY <judytribe@msn.com>
Sent: Tuesday, June 16, 2020 9:34 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: MARK JUDY <judytribe@msn.com>
Subject: Comments Short Term Rental Regulations

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

June 16, 2020

Chelan County Planning Commission

Thank you for the opportunity to comment on the current (6-5-2020) Draft of proposed Short Term Rental (STR) regulations.

We have owned property in Chelan County since 1993 and have been residents since 2009. Our primary full time residence is located in Plain. For the past 8 years we have also shared our home as an entire dwelling Short Term Rental on a very limited basis (ie 30-45 nights per year). Several years ago, we attempted to register our STR with the County Planning Dept.; however, we were told that our application was not being accepted at that time, pending development of STR regulations.

We have several comments and questions on the proposed STR regulations:

1. We are supportive of the efforts of Chelan County to develop STR regulations for the reasons outlined in the Draft document and in the County Commissioners stated Vision for STR.
2. 11.88.280(2)(A)(1) We question the limited 15 night annual "cap" on Tier I. In our case, as full time residents, this is restrictive, and seems to confer an enhanced benefit of unrestricted # of nights to Tier II out-of-area owners. We would respectfully request that Tier I be returned to the previous draft's number of 30 nights per year, at a minimum.
3. With the rapid growth of STRs, particularly in 98826 and Manson, we can appreciate the need to adopt a Moratorium, restricting growth of new STRs. However, we find the Density sections of the proposed regulations quite confusing and difficult to navigate and would urge Clarity.
4. Has Chelan County determined the legality of Short Term Rentals in residential zones?

In addition, we would encourage that ongoing discussions by all parties surrounding this matter would be better served with civil discourse and commitment to effective compromise.

Thank you for your important work.

Sincerely,

Mark & Terri Judy
509-885-4176

From: [Whitney Curry](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [CD Director](#)
Cc: [STRACC Board](#); [Will Curry](#)
Subject: [CD Planning]Re: Predatory & unjust STR policies -
Date: Tuesday, June 16, 2020 9:30:04 AM

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

Resending my email below, in advance of the upcoming meeting. The policies being proposed are predatory to current owners and a clear overreach of my rights as a property owner.

On Mon, May 25, 2020 at 11:12 AM Whitney Curry <whitneycurry@gmail.com> wrote:

Hi - I am a homeowner in Leavenworth (Plain), who also rents my property as a STR when we're not using it, who is upset with your proposed policies. I have written you multiple times before because I care passionately about this topic and what you are doing to my family. This is personal to us! We have terrific relationships with our neighbors, support the local economy are an asset to Chelan County. Renting on Airbnb enables my family to reduce our costs of ownership, so we can own with less stress. We personally use our home for weeks/month and this is a sweeping and generalized policy change that limits our ability to own today and (eventually, sometime down the road) sell our home.

Please:

- **Enforce the current codes!** Enforce existing Chelan County codes that address noise, garbage, and parking issues before adding new regulations that also won't be enforced. STRs cause fewer problems than hotels and long-term rentals.
- **Stop holding meetings on Zoom:** This limits the number of people who can participate. It is not a fair, equitable, and transparent proceeding. Equal access is a right, and is currently an impossibility.

Thanks.

Whitney & Will Curry

--

Whitney Curry
whitneycurry@gmail.com



--

Whitney Curry
whitneytc Curry@gmail.com



From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STRACC
Date: Tuesday, June 16, 2020 9:29:24 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: ADMIN NOTIFICATIONS <KathGreg@msn.com>
Sent: Tuesday, June 16, 2020 9:28 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STRACC

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

I have owner and operated several short term retails in the Lake Wenatchee arear for over 14 years. I have never had any complaints and have rules and regulation in my contact for the respect of my neighbors with fines if broken. Short term retails are necessary for Leavenworth to be a local and world destination, to keep this beautiful community thriving with its tourism. Just the hotels would not be able to furnish enough housing for the events that Leavenworth does such a great job providing. I guess I can't understand how you can't see the huge impact this would create.

Kathy Gregory
First Class Accommodations

Sent from [Mail](#) for Windows 10

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

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: [Ariana Echevarria](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 9:05:24 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.

From: CD Director
To: RJ Lott
Subject: FW: STR Photo
Date: Tuesday, June 16, 2020 8:53:43 AM
Attachments: ATT00001.txt

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6246 Main office (509) 667-6225
deanna.walterCD@co.chelan.wa.us

-----Original Message-----

From: Mark <toklat2@nwi.net>
Sent: Tuesday, June 16, 2020 8:42 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR Photo

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

Plus, more parked out in the street.

From: [Kelsey Smith](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 8:45:54 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. This has become a pure political propaganda war, I know this part of Washington state doesn't fall victim to democratic bull honky, reconsider your thoughts on this. Keep the economy strong, keep Leavenworth strong, some falsified, fear inducing virus should not be causing this!

Kelsey Smith
Make Scents With Kels
Independent Scentsy Star Director
(360) 580-1319
www.MakeScentsWithKels.com

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: New STR Regulations
Date: Tuesday, June 16, 2020 8:40:06 AM
Attachments: [Image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Jane Mounsey <janelydamounsey@gmail.com>
Sent: Tuesday, June 16, 2020 8:23 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: info@straccwa.org; Jane Mounsey <janelydamounsey@gmail.com>
Subject: New STR Regulations

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

Dear County Commissioners,

My family owns a home here in Chelan County. We use the home quite frequently and plan to retire here just as soon as we can. My husband and I have worked, lived and recreated here in Chelan County off and on for almost 40 years. We have strong ties in our various communities, from Leavenworth to Chelan to Winthrop, and beyond.

We occasionally rent out our home to help make ends meet. Our property is managed by a local property management firm, serviced by local businesses such as housekeeping, yard maintenance and other services. We pay taxes, follow all existing county codes, and have worked hard to maintain respectful relations with our neighbors. Some of them, on the other hand, have gone out of their way to try and intimidate and harass our family.

Unfortunately it seems that the opinions of a few disgruntled people, as well as the dissemination of false allegations, have led you down an ill-advised path to infringe on the property rights of the many. We happen to agree with the intent of some of the proposed regulations, including managing density of STRs in residential neighborhoods. We also believe that there are adequate codes in place to prevent issues with parking, noise and garbage. We have observed first hand many "full-time"

residents violating those codes far more frequently than STRs. I see very little objective evidence of the egregious accusations being leveled at all STRs.

You have made it clear that you intend to circumvent public due process in order to 'get these codes passed before COVID is over'. We ask that you slow the process down so that all voices are heard, due diligence of research can be conducted, and when the political us vs. them atmosphere can be transformed into a rational, reasonable and respectful debate about what is best for every property and business owner in the county.

Respectfully,

Jane and Steve Mounsey
425-681-7965

From: [Dan Mundle](#)
To: [CDPlanning](#)
Cc: sean@loveleavenworth.com
Subject: [CD Planning]I 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

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

Best regards,

Dan Mundle

From: Bob Bugert
To: James Rees
Cc: RJ Lott
Subject: RE: Overnight rental noise
Date: Tuesday, June 16, 2020 8:34:22 AM

Linda--

Thank you for your email. Your comments will be included in the public record and in our deliberations.
Best regards,

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

-----Original Message-----

From: James Rees <Jrees1@genext.net>
Sent: Monday, June 15, 2020 9:20 PM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Overnight rental noise

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

Bob Bugert,

Here is the letter I mailed to you.

June 10, 2020 Bob Bugert,

I spoke to you on June 9th because I had no idea how to handle the noise from the overnight rental next door.

I moved to Chelan Co. on Icicle Road 19 years ago. Our home was in a county setting which has become, generally, 1 acre residential homes. Since coming here, 3 new homes have been built around us. The people who reside on their acres are quiet and respectful of the neighbors.

Around 5 years ago a person bought one of the homes next to us for an overnight rental. The overnight rental in general is noisier and tolerated in general by neighbors.

The noise coming into our cracked window @ night is annoying. My husband started going to the local campgrounds with our trailer so he can have quiet and sleep @ night. During the day if the noise from the rental becomes too much we go for a guaranteed quiet walk at the Fish Hatchery or Sleeping Lady.

I have communicated with the owner of the rental property verbally and through emails for 5 years or so about the noise from vacationers. I am enclosing copies of the emails concerning noise recently- May 30, June 6, June 9.

I feel this reflects my desires as a resident and the desires of a business overnight property owner.

Thank you for attending to the issue of overnight rentals in Chelan Co.

Linda Rees
8491 Icicle Road

Leavenworth, Washington
509-548-1108

Please contact me with any questions.

I will try to forward the emails of May 30, June 6, June 9 in 3 separate forward emails.

Sent from my iPad

From: [Bob Bugert](#)
To: [Molly Ravits](#); [Kevin Overbay](#); [Doug England](#)
Cc: [RJ Lott](#)
Subject: RE: Letter Regarding Short-Term Rentals in Leavenworth
Date: Tuesday, June 16, 2020 8:28:29 AM

Ms. Ravits,

Thank you for your email. Your comments will be included in the public record and in our deliberations.

Best regards,

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Molly Ravits <molly.ravits@gmail.com>
Sent: Tuesday, June 16, 2020 7:55 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>
Subject: Letter Regarding Short-Term Rentals in Leavenworth

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

Dear Chelan County Board of Commissioners,

My name is Molly Ravits and I am a high school science teacher at Cascade High School in Leavenworth. My husband is a middle school English and social studies teacher at Cashmere Middle School. I am writing to compel you to please make short-term commercial rentals in residential zones illegal in Leavenworth.

We moved here five years ago to begin our teaching careers in a gorgeous mountain town with close and easy access to the outdoors. As climbers, bikers, and skiers, it's ideal. For the past five years, we have been renting a studio basement apartment with the hope to save money for a down payment on a house. Since 2015, housing prices in Leavenworth have continued to skyrocket and we have been forced to rethink our decision to move here when we can't seem to afford to buy a home. And our combined income is more than double the median annual income here, which is \$48,636. Some people are saying one of the factors for the increased housing prices is that Seattle prices continue to increase. The median net worth of white households in Seattle is over \$450,000. It's no secret that the high-paying tech industry in Seattle has driven the increased costs of homes and that it affects communities like Leavenworth as people purchase second homes out here.

And then you have us two teachers. Our American Dream is to own a home we love in the community we love and teach in, raise a kid or two in the mountains, and raise them to be good people surrounded by good neighbors. Since moving here, we have witnessed the town transform into a nightmare of nightly rentals. According to one petition, the number of short terms rentals has gone from 59 in 2015 to 868 in 2019. On my way to Ski Hill for a bike ride this past Saturday, I saw at least 10 people on a deck playing rounds of beer pong at 1 in the afternoon. They were loud and belligerent, albeit having a good time. One block away from our current residence, there is a rotating cast of characters drinking alcohol on the front porch at all hours of the day. This is not the town I moved to and not the town I want to raise my kids in.

I love working in the schools here. I love seeing my colleagues, students, and their families at the grocery store, walking down the street, floating the river, biking or walking at Ski Hill. I don't want to see that change because no one with a good, wholesome job and income can afford to live here anymore nor would they want to because the short-term rentals dominate the neighborhoods leaving behind any sense of community.

Please, I urge you, *I beg* you, do not pass the short-term rental code that would legalize both owner on-site as well as absentee owner rentals in all residential neighborhoods. Do not legalize commercial short-term rentals in the residential zones of Leavenworth, Peshastin, Lake Wenatchee, Plain, and Manson. Please. For our community's sake.

Sincerely,
Molly Ravits

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: CD Director
To: RLott
Subject: FW: Submit Into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:59:45 AM
Attachments: Image001.png

Deanna Waller, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.waller@co.chelan.wa.us



From: Steve marks <marksst4@gmail.com>

Sent: Monday, June 15, 2020 6:18 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay

<Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug

England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

Chelan County Planning Commission

As the owners of a STR one complaint I have heard from our guests is that there is not enough rooms or places to stay in and around Leavenworth! Do we really want to limit our tax revenue in the area by limiting STRs? It also appears to me that many people do not realize what kind of economic impact rentals have on the local community as a whole.

There are many people that rely entirely on the rental business for there livelihood, single mothers that offer maid service, construction/handyman services, snow removal many others the receive much of there business from rentals as well.

Much of what we receive in rent is plowed right back into the local community mostly to small business. We believe strongly in supporting the

community.

Below is a list of people and businesses that live in and surrounding community that my wife and use on a regular basis.

snow removal

maid service

handyman services

Jeb & Sarah Butler Sparkling Spas/hot tub services

rock solid construction

plumbing service

and many more! And we all pay our taxes!

Not to mention all of our maintenance supplies and purchases made from local suppliers such as Plain Hardware in support of the owner and his family.

WE SUPPORT OUR LOCAL BUSINESS!!

Many of these people not only provide services for us but are also our friends. So Please ...Please... consider that your decision will affect not only the STRs but also the livelihood of many small business as well.

One final note;

It ways heavy on my mind that we would ask our neighbors who live on our street to endure our weekend guests, that is why we carefully screen each and every one! I insist that they call me directly on my cell phone with any noise violations, fires, or anything else that interferences with the enjoyment of others. Shortly we will make the Plain our home and make these people our permanent neighbors and put the rental business behind us, bet in till then please realize

that there are also benefits to having rentals in the county.

Thanks,

Marti & Steve

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:58:26 AM
Attachments: [Outlook-kf5qdali.png](#)
[image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Keith Wells <keithwells@windermere.com>

Sent: Tuesday, June 16, 2020 7:44 AM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

My name is Keith Wells. I own the Windermere Real Estate office in Lake Chelan, own Windermere Vacation Rentals in Lake Chelan, and I also personally own a vacation rental in Manson. I have several points to make:

1. If you were to poll every tourist, restaurant owner, business owner, and the majority of homeowners, you will find support for short term rentals. The actions being considered and the fact that they are being done during Covid give the appearance of sneaking it past the general public. Why not hire pollsters and put them in the City of Chelan, Leavenworth, Manson for the summer and see what the results are from the general public?
2. From the sales perspective, vacation rentals are more desirable than not as owners can recoup investment and enjoy the property themselves. Can't do that with a long term rental.
3. On the same token, if there is drastic action taken, folks that paid a premium for their property are going to see a decrease in their values and if they relied on the ability to generate income and can no longer due so, will we see a rash of defaults?
4. There are plenty of laws on the books to address any issues that are causing consternation

with the neighbors.

5. We employ around 50 people during peak season, drastic measures will cost jobs and the resulting taxes we generate, collect, and pay.



Keith Wells | Owner/Designated Broker
WINDERMERE REAL ESTATE

MAIN 425-483-5100

Woodinville/Chelan/Monroe

Vacation Rentals

THE PROVIDING INSIGHTS INTO THE REALITIES OF THE HOUSING MARKET
GARDNER REPORT
" CLICK TO READ THE LATEST EDITION "

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:58:19 AM
Attachments: [image001.png](#)

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From: Tracie Furrer <furrercabin@gmail.com>
Sent: Tuesday, June 16, 2020 7:43 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Sean Lynn STRACC Member <info@straccwa.org>
Subject: Submit into Record for STR Public Hearing

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

Good Morning,

Let us start off by saying we appreciate that you are reviewing the impact STR's have on the communities within Chelan County. Eastern Washington is a special place, and given the craziness happening on the "Wild West Side" (as dubbed by our last guest), it's refreshing to come to the "Peace of the East" (as we call it).

We own two cabins next door to each other on Canal Road, Leavenworth. One cabin has been in the family since the 60's, and we're hoping to retire there soon. We currently use this cabin as our getaway, and live there more than half the year. When we have guests at our STR we monitor guest behavior, and are available should a need arise, i.e. snow removal, etc. We have spent most of our spare time over the last 30 years building and maintaining our properties. We take pride in our home/property/community in Leavenworth.

Starting in 1996 we built our other cabin ourselves from the ground up. We worked on the weekends, and built as we could afford to. It was our second home. In 2015 we made the tough decision to turn it into an STR, so we could plan for our retirement to the town/place

that we truly love. Now with your regulations and Covid-19, we're not sure what the future holds. We manage our STR ourselves, but have contracted local companies to help us with emergencies when we're not available, cleaning, garbage removal, and other services. Our property has had no complaints.

On the west side, we own another small mom and pop business (not STR related) that we run out of our home. It's basically at little to no income due to Covid-19. Currently our STR is the only income we have. We pay all taxes, have all the licenses required, we play by the rules for both businesses. We are not running an illegal business(s), and quite frankly, do not appreciate being accused of that.

We're in our 60's and thinking we would retire next year. Between your proposed regulations, and Covid-19, the rug is being pulled right out from under us.

We would like to request current STR's be grandfathered, and exempt from the new regulations. As our retirement cabin is "next door" to our STR we would not qualify as Tier 1, even though we will be living just feet away. We fear your intention to severely limit Tier 2 STR's, as you prioritize Tier 1 properties to reach your 5% marker, will eventually remove us as an STR.

When counting the number of basic residential homes vs. STR's in the count to get to your 5%, will that be reviewed to accommodate new construction/housing each year? We see all those condos or apartments going up behind Safeway in Leavenworth. That might even out the numbers quite a bit. Is that one of the reasons this is being pushed through at this time?

We've read all of the letters put on the comment pages, and attended many of these meetings. We totally understand where everyone is coming from. Everyone's situation is unique, and most issues would be addressed if current laws were enforced. The owners of the "problem houses" should be dealt with, directly and individually. We are willing to pay a reasonable "tax" to help fund enforcement, but permit fees will do nothing to take care of the problem houses and/or enforcement.

Pushing this regulation through during the restrictions of Covid-19 is convenient for your purposes, but does seem underhanded. We strongly request that you table this decision until people from both sides are able to come together to present, and have equal access to the Public Hearings. You did make it clear at the end of the last meeting, you didn't want to have anything to do with public comments, and you would enjoy "the convenience of being able to cut peoples mike off after two minutes." That was very offensive coming from public officials, and not at all what we expected to hear.

We have not stayed in a hotel/motel for decades, and don't plan to in the future. Others feel the same. If there are limited STR's, people like us, who come to Chelan County will not stay in hotels, they will go elsewhere to enjoy the outdoors, and adventures. That will also mean the locals will go elsewhere to live and find jobs.

We're not looking for handouts. We're hard working folks, trying to do the right thing. We follow the rules and respect that there are a few "bad apples" that ruin it for others. Your decision will

severely impact the lives of almost all the people in the county, and then some. Again, please give this decision the full weight it deserves, and table this decision so the public feels you've provided equal access to the hearings.

Respectfully,

Tracie and Werner Furrer
Haus am Fluss
8920 Canal Road
Leavenworth, WA 98826
425 418-0627

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:57:21 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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deanna.walterCD@co.chelan.wa.us



From: Janice Wakefield <janicew35@me.com>

Sent: Tuesday, June 16, 2020 2:26 AM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

Dear Chelan County Planning Commissioners,

In 2007 I was looking to purchase a lot in Leavenworth on which to build a home that I could use as a short-term rental. Since STRs were explicitly prohibited within the city limits, I purchased an RR 2.5 zoned lot, where STRs were an established practice and an historically allowable use.

Over the past thirteen years I have invested a significant amount of time and resources into my property to maintain it as a successful STR and have paid all appropriate taxes. I take pride in my STR and it is my livelihood.

Transfer of Ownership

My largest concern with the proposed regulations is allowing only one transfer of ownership with a limited three-year operational period (and renewal only via lottery). A three-year operational period is essentially useless to a new owner. I never would have purchased my property had this regulation been in place. This code would significantly reduce the value of my property and render my years of rental history worthless.

"Illegal" STRs/Wealthy Investors

There is a false narrative on three public Facebook groups (RUN, Friends of Leavenworth and Leavenworth, WA) that all STRs are "illegal" unless they have a CUP. This misinformation appears to be fueling false complaints and anger towards STR operators. Members of these groups also complain about "wealthy" STR owners. Even some of the commissioners on the last Zoom were snickering and showing no sympathy for STR owners who could lose out due to the regulations. I am a single parent who relies on the income from my STR to pay rent for a dilapidated house, where I sleep in the basement, so my kids can live near their dad.

STR Permit/Complaints

What will happen if one of these angry Facebook mob people wants me to lose my STR permit? I once had a neighbor call me to let me

know my guests were using fireworks. I was the "guest" at my property and my kids were slapping noodles/floats in the pool. There were no fireworks. What if they had reported this to the County? Just last month, someone anonymously reported me to the State for traveling to and from my property during the "Stay-at-Home" order. I was not breaking any laws or orders. What protections will be in place to refute frivolous or false "snitching?" Why/how is it not possible to use existing ordinances and laws to keep negligent owners or renters in line? Permits should not be tied to the whims of angry or frankly, just nosy, neighbors.

Limit of 10

When I'm at my property, I often get together for barbecues with a group of neighbors at each other's homes. Does the proposed regulation mean I could no longer host at my home because a "Mrs Kravits" might report me for having more than ten people on my property?

RUN/Owner Occupied

Lastly, I understand RUN has petitioned the County to require all STRs be owner occupied. Not only is it infeasible for me to live full time in Leavenworth, the County essentially eliminated my ability to do so by requiring me to remove an existing, fully functional mobile home (which I had remodeled) in order to get my occupancy permit in 2008.

When I purchased my property in 2007, it was overgrown with junk, rusted cars, an old RV and, the then, dilapidated mobile home. My understanding is the sheriff was a frequent visitor for various complaints. I've improved the property, employ local people for pool, cleaning and yard services, adhere to all laws, and pay hefty taxes.

Please consider my perspective and the economic harm I could suffer as the result of the proposed retroactive regulations.

Sincerely . . . from my basement bedroom at 2:26am because I cannot sleep from worry about these regulations.

Janice Wakefield

Icicle Camp

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:57:11 AM
Attachments: [image001.png](#)

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deanna.walterCD@co.chelan.wa.us



From: Camila Borges <camilaborgesm8@gmail.com>

Sent: Tuesday, June 16, 2020 1:43 AM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; STRACC <info@straccwa.org>

Subject: Submit into Record for STR Public Hearing

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

To WHom It May Concern,

It's to my great concern how Chelan County is trying to outlaw a kind of business that has been around for a long time and has brought way more benefits than prejudices to Chelan County. Even to be more concerned that false claims are being taken into consideration. While the STR group is fighting for justice and wants to continue to respect the community around not disturbing any neighbor and we cannot accept the Chelan County will take any false claim in consideration and count this against the STR.

STR is a kind of business that has been around for a long time and runs under the current codes. The existing nuisance codes if implied take care of all the complaints received, so instead of creating new codes (that are based on false claims), the existing codes should be implied before any changes are made.

High priced business licenses do not take care of how the business is run and who is running it. This is a discriminatory way to only allow those who have high profit or more money to be able to be in this business. Chelan County cannot be discriminatory. Hotels and B&B don't have to pay such a price for their business license. No license can be revoked based on a complaint from a neighbor. A lot of people

are making false claims and the way Chelan County is creating the regulations it will allow a lot of false accusations so the STR license can be revoked.

Limiting the capacity of people will mostly impact the families that like to have reunions in Leavenworth. Houses in Leavenworth are very large and can accommodate easily more than 10 people. This is another rule that is being created without a proper base and will mostly affect the great families that like to have reunions in Leavenworth. Just like any business each house should be inspected and evaluated. Bigger hotels can accommodate more people so bigger homes can also. Hotels are way more packed and commodate much more people per room than any STR.

Because STR is a business that have been around for a long time and follow the existing regulations (lots of business are run from residential areas), the current owners have made investments that must be taken in consideration by Chelan County, taken the right of running a STR from a homeowner can cause serious financial hurt to this person so the exiting STR should be grandfathered in and be able to continue to operate.

Most STR don't cause or have caused any issues and Chelan County is treating STR as a harm to the cities, only taking in consideration tiny issues that one STR might have caused. Like in any business not everyone will do it all right but Chelan County cannot be discriminatory like it's being now and chose to not look at the wonderful things that STR has brought to society and the cities in Chelan County.

I hope you Chelan County can be fair and take in consideration the STR side as well.

Thank you,
Camila

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:57:01 AM
Attachments: [image001.png](#)

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From: symonty <symonty@symonty.org>

Sent: Tuesday, June 16, 2020 12:15 AM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; STRACC Board <info@straccwa.org>

Subject: Submit into Record for STR Public Hearing

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

Dear Commissioners & Planning Commission Director,

I'm the property Owner of a short-term rental home at 9284 Icicle Road Leavenworth for the past 3 years. This amazing place was built in 1985 and has been a highlight of the area since.

We were very excited to open our property to families and non profits through short term rental, so they can experience the beauty of the region.

We are deeply concerned about the proposed code regulations would threaten ability of visitors to the region to enjoy the surrounds as well as our investment, our futures, and the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. Our 4 acre property is well maintained and has given many families the opportunity to experience the beauty of the Chelan region. Our property is not in direct contact with any other residents and As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

I am worried that besides my property not being a concern that maybe these rules try address an issue that are either not happening or not being enforced as is.

From what I have been told out of some 350,000 room nights rented in our region, there were only 2 documented complaints dealt with by the Sheriff department.

Please accept this letter into the public record for the public hearing.

Sincerely,
Symonty and Jill Gresham
9284 Icicle Rd
Leavenworth 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:56:21 AM
Attachments: [image001.png](#)
[image003.png](#)

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From: STRACC Admin <info@straccwa.org>

Sent: Monday, June 15, 2020 11:58 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; STRACC Board <info@straccwa.org>

Subject: Submit into Record for STR Public Hearing

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

Dear Board of Commissioners and Planning Commission:

I am writing to strongly oppose the new STR regulations that you are trying to rush through during a pandemic. Here are some factors that I hope you will seriously consider before moving forward with this divisive and counter-productive process.

1) Now is Not the Time. Covid-19 has created unprecedented challenges for our community and our economy. This is a time for our leaders to help unite, not further divide us along political lines. Vacation rentals are clearly a hot button topic. It is unconscionable to me that the County would try to further the agenda of a vocal minority of residents opposed to STRs at a time when we are in lockdown and cannot safely engage in respectful public hearings. Zoom is not an appropriate substitute. By pushing this process forward at this time, you are violating equal access rights and opening yourselves up to a major lawsuit, which I will whole-heartedly support. Please honor our rights as citizens and postpone any hearings on this matter until all Covid-19 mandates are lifted. Pushing this through when all sides cannot be heard is simply wrong.

2) Occupancy Limits. The occupancy limits being considered is arbitrary and manifestly unfair to lodge businesses like ours. Almost 3 years ago, my wife and I invested \$1.5 million dollars of our hard-earned savings into a 7-bedroom lodge that can safely and comfortably accommodate up to 16 people on 4.5 acres of land. We planned on this investment for our livelihood as we are expecting a new daughter this July. The proposed occupancy limits would cripple our business and endanger our future financial stability. Lodges like ours, which have had ZERO noise and parking complaints, should at the very least be **grandfathered in** and constitute "**an illegal government taking**" of our investment. I would **strongly** support STRACC financially in a lawsuit on this basis alone.

3) Enforce Existing Nuisance Codes! Please consider enforcing existing Chelan County nuisance codes before creating new ones that don't directly address community complaints. I can perhaps understand concerns about STRs in downtown areas where parking is limited. However, there are already county codes in place to address these and other issues. It is unfair to lump rural homes being used as STRs together with a more sensitive segment located in denser areas. Note that Sheriff Burnett has gone on the record stating that STRs create fewer nuisances than longer-term residents and hotels. So please, once and for all, focus on enforcing noise, parking and garbage codes as they exist equally across all residential uses before adding another layer of unenforceable regulations. Finally, I am concerned that permits that can be evoked at the whim of a disgruntled neighbor who simply opposed STRs and files repeated unfounded complaints.

4) Economic Impact. Please consider the fact that, according to your own Berk study, vacation rental owners like us pay over \$50M dollars in property and lodging taxes, we create 1500 jobs and another \$17M in employment directly and indirectly from the guests we bring to the area, which in turn spend another \$40M dollars annually in our communities. The proposed regulations would lower tax revenues and significantly hurt our local economies. Like it or not, large parts of Chelan County are tourist destinations. It would be economically short-sighted to ignore these economic realities.

Finally, my wife and I love living in the Leavenworth area. We love our property, the community we are a part of, and the people we employ to help keep operating our business. There are already laws in place that can address the community concerns around STRs more directly than these new regulations. All we need is simple enforcement, not a new, highly restrictive layer of regulations that won't work, won't be enforced and endanger the local economy.

Sincerely,
Hernan Savastano



SNOWGRASS LODGE

A RIVER AND MOUNTAIN RETREAT

yoga & wellness retreats • corporate events • vacation rentals

HERNAN SAVASTANO & ANGELA SUCICH

8787 Icicle Rd. Leavenworth, WA 98826

206.399.1964

snowgrasslodge.com

snowgrasslodge@gmail.com

facebook.com/snowgrasslodge

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: No new STR Code!
Date: Tuesday, June 16, 2020 7:56:05 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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deanna.walterCD@co.chelan.wa.us



From: Lorraine <lorraine_lokosh@hotmail.com>
Sent: Monday, June 15, 2020 9:35 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: info@straccwa.org
Subject: No new STR Code!

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

To Whom it May Concern / Chelan County Board of Commissioners- Planning:

I am writing to object you once again working to harm the short-term rental industry in Chelan county.

You continue to try to impose unreasonable regulations on the short-term rental business, despite the fact that the county realizes a huge amount of income from tourism in general, and from these rentals specifically.

You continue to try to impose unreasonable regulations on short-term rentals even though these businesses provide employment for a large number of country residents.

You continue to try to impose unreasonable regulations on short-term rentals even though the vast majority of county residents OPPOSE these regulations.

You continue to try to impose unreasonable regulations on short-term rentals WHILE THE CURRENT CODES ARE NOT BEING ENFORCED.

I purchased a home in Chelan county so that I could move there full time in a few years. In the meantime, I rent it out rather than having it sit empty and be a target for burglary or vandalism. The management company acts as my eyes and ears when I am not there, helping to keep it safe and in good repair. We employ local cleaners, hot tub maintenance, snowplowers, and handymen. In addition to our property taxes, we pay for local utilities such as Chelan PUD. My home sits on a secluded acre lot, with plenty of parking on my property- it would be nearly impossible for the guests to "disturb" anyone- and on our entire street, there is only one neighbor that even appears to live there most of the time- the rest of the homes seem to sit empty most of the time.

The fact that you are trying to push these regulations through now, when it is not practical for interested parties to attend the hearings in person is ridiculous. At a minimum, these discussions should be delayed until a reasonable, in-person public comment process can be followed.

I know that there are few very vocal Chelan county residents who think that short-term rentals are the root of all evil, but this is patently untrue. I bought a home in Chelan county because I love the area, and want to see it continue to thrive. I am extremely responsible with my property and with who I rent it to. I would never want to inconvenience my neighbors or cause problems for my neighborhood, and I would never put my own future permanent residence and investment at risk. The majority of county residents understand that tourism is the major economic driver in the county.

Please stop trying to blame all of the issues in the county on short term rentals (especially when things like the new amusement park on the west side of Leavenworth are being approved- like THAT is not going to cause more traffic and parking issues???). Please stop trying to penalize us- we are acting responsibly, adhering to existing codes, and working for the good of the county.

I strongly encourage you to set aside your efforts to enact additional onerous rules on short-term rental owners.

Thank you,

Lorraine Smith
2220 Riffle Dr
Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:55:55 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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deanna.walterCD@co.chelan.wa.us



From: Heidi Stoller <stollerheart@gmail.com>

Sent: Monday, June 15, 2020 9:26 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org

Subject: Submit into Record for STR Public Hearing

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

People who rent rooms in their house, should not pay the same amount for a permit as others who have separate units. There should also be different regulations and requirements.

Thanks for your time in regards to this. Blessings, Heidi Stoller

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:55:33 AM
Attachments: [image001.png](#)

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From: denise ericson <d.s.ericson@gmail.com>

Sent: Monday, June 15, 2020 9:12 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>

Subject: Submit into Record for STR Public Hearing

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

I live in a community with about 8 rentals in a circle around me.

I have had several bad experiences with loud parties and dangerous behavior. In each case it was an owner and I ignored the parties even though the music and language were obscene and extremely loud and lasted till after midnight on two occasions. One late August (high fire danger season) night the same neighbor was welding late at night. Sparks flying like the 4th of July. I called 911. They were so rude to me and acted like I was annoying them because there was no fire, just sparks and unless a fire happened there was nothing they could do. I couldn't sleep all night as I worried about a smolder lighting up after no one was out any more. It was after 10pm when I called fire department.

The only noises I have experienced with renters is laughter. Not even loud music. But my neighbors dogs run free, daily.

I solemnly swear this to be honest and truthful, on my life. You If you look up my address I can prove the number of rentals around me and I lived there for several years and these are my honest experiences.

My prior home about a mile away had the same type of stories. My owner neighbors were horrible and I had to get restraining order and actually moved as I was afraid being there alone. On one occasion I had to drive around trying to finally pinpoint the dog that would bark consistently all night (could not take it for one more night) and it was a permanent resident several blocks away. Apparently she was an older lady who left it out and no one did anything about it.

Please grandfather the current owners and ENFORCE the rules already in place!!!!!!!

Let's not destroy the economy of an area that lives by the funds generated by vacationers and tourists. It also brings in jobs so dearly needed.

Let's use respect and common sense along with HONESTY not hype and exaggeration.

Thank You

Denise Ericson

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Denise

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals in Chelan County
Date: Tuesday, June 16, 2020 7:55:19 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Eron Drew <erondrew@gmail.com>
Sent: Monday, June 15, 2020 8:56 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals in Chelan County

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

Hello,

My name is Eron Drew. I am a long-term permanent resident on Upper Chumstick HWY (Stargazer Lane). First off, I would like to say that I have no problem with short term rentals when the owner lives on site. Having someone who has an ADU or small cabin on their property that they rent out in addition to living in their own home does not bother me. There is some accountability there.

I will say that over the last two years or so, our section of the Chumstick has gone from a neighborhood of full-time locals to being almost entirely surrounded by short term rentals. The rentals that occur where the owner is present have never been a problem. It is the absentee rentals that really disrupt life. Imagine, if you will, that the house which sits on the other side of your front yard suddenly becomes a short term rental. This short term rental becomes a regular party house complete with multiple strippers out on the deck. People are raging drunk until two or three in the morning. There is no owner to call because no one in our neighborhood knows who owns the house now. As I mentioned, we are full time residents. We have two children who are in middle school and elementary school. Suddenly we have strippers almost in our front yard and drunk people howling into the night. Does this sound like something you would want in your neighborhood?

Now also imagine that every weekend, at least twice a weekend, you have strangers driving into your driveway, getting stuck in the winter because they don't have chains and are blocking the only exit to the hwy, walking through your yard like it is public property, or asking for directions at all hours because they don't know how to get to one of the SIX vacation rentals that now surround you.

We live in the country for a reason....because we don't want to be disturbed. I don't mind helping someone once in a while, but this has gotten out of hand and is not why we chose to purchase 7 acres more than 10 miles outside of city limits.

Please take this into consideration when you move forward with your rules on rentals within the rural part of the county. There needs to be some sort of accountability attached to these rentals. This lawlessness should end.

Thanks for your time,

Eron Drew

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:55:05 AM
Attachments: [image001.png](#)

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From: Margaret Sonnen <cmsonnen5@gmail.com>
Sent: Monday, June 15, 2020 8:27 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org; STRACC Board <info@straccwa.org>
Subject: Submit into Record for STR Public Hearing

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

Thank you for taking the time to read my comments.

I read through all the STR complaints and I can hear the frustration in property owners voices in their comments. It occurred to me that around 80% of these comments were in the Dempsey Road area. It sounds like there are a few bad apples in the area that need to be addressed.

This is exactly this issue at hand. We have a few STR's that are out of control. We need to address those properties without adversely affecting all the other responsible STR's.

On the other hand, I have my situation to consider as well. I own The Dirtyface Mountain Lodge. It's been here in the area since the late 70's. It was here before anyone knew what a STR was! It is a beautiful example of what can exist in Chelan County. We had a neighbor move in from out of the area about five years ago. She made our lives a living hell. I finally had to hire a lawyer to deal with the issues she tried to throw at me. Long story short, she had no issues with noise (not a single noise complaint ever in our history), no garbage issues, no parking issues. **She literally just didn't want STR's to exist.** We cannot let these types of voices drown out the good that is provided by well

managed STR's with well intended owners.

In addition, please enforce nuisance codes and other problem issues prior to creating new restrictions and requirements. Please table any new regulations, restrictions, or permits/fees until the COVID crisis has passed, so that owners can be represented in person to voice their concerns in regard to their property.

Lastly, please do not limit occupancy to 10 people. Our lodge, for example, has enough room for more than 10 guests. We rent primarily to extended families —grandparents with grown children and grandchildren. A limit of 10 people would prohibit these families from gathering together, unless they split up in separate hotel rooms. We have what we call "Legacy Guests". These are guests that have come back more than one stay. We have 7 groups at this point that are considered "Legacy Guests". One has been here for 23 years in a row. They are a group of women that have been best friends since they have been kids. One group has been here for 17 years in a row. This group of men are friends through church and they try to hike every year around the Leavenworth area. We have a group of Chelan County workers that have gathered for the past 6 years here. They are county employees that host a work group at the lodge every year. These groups, and the many others, have invested in the lodge and area. Our lodge is also not booked year round. Typically, it's only booked on the weekends, less than 48 hours a week total. We use less resources and pay more taxes than most. We have no parking issues and no garbage issues.

Our challenge is to develop practical and effective rules to address those who are irresponsible, without negatively affecting the responsible parties.

Please consider the properties such as The Dirtyface Mountain Lodge. We have found a way to live peacefully as responsible neighbors and enjoy having guests, many of which have been here year after year longer than most residents have actually lived in Leavenworth.

Sincerely,
Margaret Sonnen

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Tuesday, June 16, 2020 7:54:38 AM
Attachments: [image001.png](#)

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From: Don Eikenberry <doneikenberry@hotmail.com>
Sent: Monday, June 15, 2020 6:42 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org
Subject: Submit into Record for STR Public Hearing

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

I own a vacation rental near Leavenworth. I'm not completely against some sort of code as a way to offset anti-vacation rental concerns and criticism. A few comments on the draft:

1. I'm in favor of adult occupancy limits. I think two per bedroom plus two is fine. This allows for a sofa bed in the living room to be used. Also, I would favor two additional "children" under 16 to be allowed, and kids under 6 don't count.
2. I have a BIG problem with the qualified person having to be within 30 minutes/24 hours a day. This is unrealistic as a call could be late at night and an owner/qualified person may be as far as Wenatchee. I'd like to see this upped to 1 hour response during business hours and 2 hours otherwise. Being available for a call on a 24/7 response is fine but a 15 minute call back window is only fair. Chelan County is a very rural area and I don't think this part of the code was well thought out with that in mind.
3. \$500 for a permit is too much. There is no discussion in the draft of what that is used for or any justification. I think \$250 is a fair amount. Or make it \$100/permitted bedroom.

4. I'm in favor of the permit being transferable. This will allow for the current number of vacation rentals to be sustained in case of a moratorium.
5. If there is a moratorium. It should be set to expire in a couple years so the STVR numbers can be reassessed.

As tourism picks back up, many people are not going to want to stay in condos/hotels due to social distancing issues and not wanting to be in close proximity to strangers. It's important to give people as many lodging options as possible, to include single family homes, otherwise they will spend their tourism dollars somewhere else.

Lastly, I would implore the commissioners to go easy with any new code. Err on the side of leniency at first and see how it goes. You can always add restrictions at a later time, if necessary, but it's been my experience that once a law is passed, there is no going back....

Don Eikenberry
Chelan, WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Chelan County Short Term Rental Regulation
Date: Tuesday, June 16, 2020 7:54:06 AM
Attachments: [image001.png](#)

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From: Jeremy Freeland <freeland.jeremy@gmail.com>
Sent: Monday, June 15, 2020 5:59 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Chelan County Short Term Rental Regulation

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

I am a homeowner who lives on Icicle Road, Leavenworth, in unincorporated Chelan County.

About two years ago, the property next to us was purchased by an absentee owner. To my knowledge, the owner has visited his property five times or less in that period. The owner operates the property as a short term rental.

Since operation of the property, we have had to deal with the following from guests at the property:

- Partying, drunkenness and loud swearing, often continuing well past 10:00pm, generally every other weekend throughout the summer and during Oktoberfest.
 - We have had to call the sheriff's department on at least one occasion
 - The noise keeps our family awake. Our children are exposed to language and behavior that few would wish upon children at any time, let alone at their own home.
- Trespassing onto our property, including through a closed gate, and with dogs, despite the presence of livestock on our property.
- Trespassing onto our neighbors' property.
- Cursing at our neighbors when asked to cease trespassing, and continued trespassing after

being told to leave.

- Throwing objects at our children while our children played in our yard.

We regularly see a number of cars parked at the property that cast doubt on the guests' adherence to limitations on the number of guests for the property.

From my perspective, the rental property is not being run as a residence, but as a commercial operation, with minimal monitoring by the owner or property manager. We very strongly support limiting STRs to properties where the homeowner is resident and present to control guest behavior.

We further very strongly support regulation designed to address the following:

- noise and partying after 10:00pm
- trespassing off the STR property
- mandatory provision of owner and property manager 24x7x365 contact information
- mandatory response to complaints within 15 minutes by a local property manager
- stricter limitations on the number of guests permitted at a property
- removal of STR license for continued infractions

Sincerely,

--

Jeremy Freeland

From: [heather siminiak](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Tuesday, June 16, 2020 7:28:17 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.

Heather Noonan

360.609.9146