

From: gregsonsr@yahoo.com
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 10:39:03 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.

Ken Gregson Sr

Sent from my iPhone

From: [Lynn Machado](#)
To: [RJ Lott](#); [Lisa Grueter](#)
Subject: FW: My Comments
Date: Wednesday, June 17, 2020 8:52:10 PM
Attachments: [image001.png](#)

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: Kimberly McRoberts <kamcroberts02@gmail.com>

Sent: Wednesday, June 17, 2020 7:42 PM

To: CD Video Conference <CD.Video.Conference@CO.CHELAN.WA.US>

Subject: My Comments

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

This is Kimberly McRoberts. I live 25213 Saddle Street in the Ponderosa. I have a single family home with a short term rental studio apartment upstairs. I just added my STR last year at a cost of \$25,000. I would not have invested this much money if I thought I could NOT rent out the space. The county was well aware that I intended to rent it out when I applied for my building permit. There is a short term rental next door and one across the street, and I have not had any problems with either of them. I understand the concerns of the people who have had problems with short term rentals. Many have legitimate complaints. I would like to see the rules that are currently in place enforced. After a reasonable amount of time with enforcement has passed, data should be collected and analyzed to determine if there is still a problem. If so, then maybe some of these restrictions should be added and STRs with no complaints should be grandfathered in. I'm not against restrictions if

they are truly needed, but I think that has not been established since the problem appears to be enforcement, not lack of rules.

And one more thing, my friends and I are WAY more obnoxious and loud at my house than my renters are!

Thank you,

Kimberly McRoberts

Check out Acorn Studio on Airbnb for your next visit to Leavenworth!

<https://abnb.me/jEZSOiAYTW>

From: [Lynn Machado](#)
To: [RJ Lott](#); [Lisa Grueter](#)
Subject: FW: Letter for the Record
Date: Wednesday, June 17, 2020 8:39:56 PM
Attachments: [image001.png](#)

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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: William Kelly <wkelly0919@gmail.com>

Sent: Monday, June 15, 2020 10:59 AM

To: CD Video Conference <CD.Video.Conference@CO.CHELAN.WA.US>

Subject: Letter for the Record

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

Dear Commissioners,

We have been property owners in the Leavenworth area for over 30 years. Originally, while our children were growing up, we spent most holidays and a lot of other weekends at the cabin augmenting our use with short term rentals. Now, in addition to our personal use and rentals, our extended families continue to enjoy Leavenworth & Chelan County.

We have been conscientious renters and for the most part have utilized local property managers and local janitorial services. Literally hundreds of guests renting our home have helped support the tourism industry in and around Leavenworth and their rentals and purchases have benefited Chelan County through the taxes they have paid.

Lately there has been a lot of discussion regarding short term rentals in Chelan County and limiting

property owners rights in how we use our property.

When it comes to rules, regulations and laws-I understand Chelan County has plenty on the books already that are associated with Short Term Rentals. Perhaps these should be enforced prior to creating more rules? And how will an Annual \$500 Permit appease those who would like to limit our rights?

Thank you for your consideration.

Sincerely,

Bill & Jane Kelly

From: [Leslie](#)
To: [CDPlanning](#)
Subject: [CD Planning]RE: Short-term housing regulations
Date: Wednesday, June 17, 2020 7:51:46 PM

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

Hello!

I submitted the comments, below, several weeks ago but did not see them as part of the public record on the website. So I am sending them again to make sure they are included. My apologies if this is redundant.

Thank you very much,
Leslie Savina

Sent from [Mail](#) for Windows 10

From: [Leslie](#)
Sent: Thursday, May 28, 2020 12:10 PM
To: CDPlanning@co.chelan.wa.us; kevin.overbay@co.chelan.wa.us; doug.england@co.chelan.wa.us; bob.bugert@co.chelan.wa.us; jim.brown@co.chelan.wa.us
Subject: Short-term housing regulations

Commissioners Overbay, England, Bugert and Director Brown,

Lake Wenatchee is a beautiful place. This morning the lake is calm, osprey wheel overhead and a dusting of snow still caps Dirty Face. My first summer here was 1962. (I was very young!) My family has owned a small cabin since 1968. We appreciate our good fortune to be part of this wonderful community, to have access to the wilderness, and we understand that many people want to share this special place.

When my parents bought their cabin on the south shore, they did not anticipate that one day it would feel more like North Wenatchee Avenue than a wild place. Then ours was one of a handful of cabins on the uphill side. Over the years we have welcomed new neighbors who also love and respect this area. This is not true of the short term renters who make us feel like we are living in a commercial zone which, to some extent, we are.

Sound carries in the forest. Despite being in the middle of a one acre parcel, I can hear the renters next door: cell phone calls, zoom meetings, beer pong, late-night alcohol fueled hot-tub parties, dogs barking, kids shrieking. You get it. Many of the renters are lovely people. We meet them when we dig their cars out of the ditch, give them directions, ask them not to trespass, lend them our hiking poles But many of the renters are not so nice. And they don't have to be. They are not vested in this community. They are gone by Monday morning.

Last year I submitted comments regarding the proposed rules. Copy attached. I reaffirm those comments and summarize as follows:

- Short-term rentals limit the number of families who can live in this area and become part of the community.
- Off-premises owners of short-term rentals have no control/knowledge about what happens in their rentals, nor are they available to help their guests.
- There are no practical enforcement mechanisms in the proposed regulations. (There are six cars and 14 people in the four bedroom cabin next door. It happens. Who enforces?)
- Short-term rentals are commercial businesses in rural settings.
- Short-term renters have no motivation to be good neighbors. Party on!

The regulations as proposed do not mitigate the harm to the community caused by short-term rentals. Only limiting the short-term rentals will alleviate the problems.

Thank you very much for your thoughtful consideration of this important matter.

Sincerely,
Leslie Savina

Sent from Mail for Windows 10

From: [Kevin Mills](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Doug England](#); [Bob Bugert](#)
Cc: info@straccwa.org
Subject: [CD Planning]Short term rentals aren't one-size-fits-all.
Date: Wednesday, June 17, 2020 7:35:32 PM

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

To whom it may concern:

Please enforce the existing nuisance laws to penalize homes in residential areas that are being used as rentals and are detrimental to neighborhoods. No one wants to live in a neighborhood where the neighbors are changing every weekend and those "new neighbors" aren't respectful.

Rental properties that have been built outside of neighborhoods and are managed responsibly shouldn't be lumped into the same category as the problem STRs. Lodges like The Leavenworth Lodge, Grand River Lodge and Snowgrass Lodge that have been operating as legitimate, legal businesses that followed the County codes when they were built should not be penalized for the issues caused by problem STR homes in neighborhoods. Please consider these legitimate businesses and the impact the proposed changes would have on the owners' families.

Thank you.

From: [Lynn Machado](#)
To: [BJ Lott](#); [Lisa Grueter](#)
Subject: FW: STR
Date: Wednesday, June 17, 2020 7:25:01 PM

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

From: Joni Fisher (Design Laboratory Inc) <v-jofish@microsoft.com>
Sent: Wednesday, June 17, 2020 10:47 AM
To: CD Video Conference <CD.Video.Conference@CO.CHELAN.WA.US>
Subject: STR

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

I would like to have the Manson STR numbers explained and why Wapato is included and was not included until 2019 numbers. This does not seem accurate, as it was built to be a relational community and existed well before 2019. These homes should not be included in the Manson numbers, as it is falsely inflating percentages of STR's in Manson residential neighborhoods.

From: [Lynn Machado](#)
To: [RJ Lott](#); [Lisa Grueter](#)
Subject: FW: Questions for tonight's Zoom meeting
Date: Wednesday, June 17, 2020 7:04:42 PM

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

From: Janice Wakefield <janicew35@me.com>
Sent: Wednesday, June 17, 2020 2:38 PM
To: CD Video Conference <CD.Video.Conference@CO.CHELAN.WA.US>
Subject: Questions for tonight's Zoom meeting

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

1. If permits become required, what protections will STR owners have from false or frivolous complaints? Will the STR owner have the right to read the complaints and know the identity complainant? Example: I have a stalker who frequently files false complaints and even applied for a CUP in my name using my personal information. Could this person, or as another example, a neighbor with whom I have a property line dispute, complain enough to have my permit revoked?
2. I have spent over 10 years building the reputation of and investing into the workings of my STR. The three year sunset on the transfer of ownership will make all of this work (which is my retirement plan) worthless. Do you have any other options that will allow me to make a the gain I've been working towards feasible?

Thank you,
Janice Wakefield

Sent from my iPad

From: [Mary Ann Salido](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 5:28:15 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: [Glen Grove](#)
To: [Glen Grove](#)
Cc: [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); nnewell@gmail.com
Subject: County Regs
Date: Wednesday, June 17, 2020 5:13:18 PM

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

To whom it may concern:

I have come to understand that Chelan county is considering new zoning restrictions for lodges with a capacity greater than 10 people. I'm not privy to all of the details but I cringed when I first read this. Every year, for more years than I can even recall, our extended family has been meeting in the Leavenworth area for a whole week and taking advantage of several different accommodations. There are quite a few of us and to eliminate lodges as a housing option would be detrimental to the intentions of our gathering.

When we are in your county we spend quite a bit of time in the usual tourist pursuits: Golf, way too many gift shops, open air theatre, lots of restaurants and usually a good fruit stand or two. To be honest, I campaigned for a change of venue this year but your lodges were a major draw for my family.

So, as I'm writing and thinking about this, I guess my hope is that you do actually move forward with this plan. I'd like to convince our various family units to explore a new venue with new shops, eateries and recreational opportunities outside of Chelan County.

If you were to just enforce the existing codes and eliminate the noise, garbage and street parking I might have to keep bringing my family to Chelan County for many more years.

Please, hold the course,

Glen Grove
406-839-5632

From: [Laurel Hopkins](#)
To: [Keith Hopkins](#)
Subject: Chelan County codes and zoning
Date: Wednesday, June 17, 2020 5:06:35 PM

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

To whom it may concern:

It is my understanding that the county is considering new zoning restrictions for lodges with a larger capacity than 10 people. This kind of regulation would be extremely detrimental to my extended family which spends a week in the Leavenworth area every year (for the last 12 years). We have supported not only the lodging industry, but also the local restaurants, stores, and tourist attractions. My family consists of my immediate family of 4, my parents, my 3 siblings and their spouses and children--a total of 18 people. There are no other facilities in the area that offer the accommodations of businesses like the Leavenworth Lodge. Please consider the following.

- 1) Do not limit capacity to 10 people. This will destroy the businesses and force large families to vacation elsewhere. Capacity can be determined by house size, lot size and reputation.
- 2) Grandfather current vacation rentals and do not force them to follow new code.
- 3) No new regulations are needed. Enforce the current code that forbids noise, garbage and street parking. Ticket these nuisances with heavy fines so owners are held accountable.

Thank you for your consideration,

Keith and Laurel Hopkins

Keith's cell phone 360-623-0216

Sent from my iPad

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

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

Hello planning commission

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

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

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

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

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

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

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

Thank you for your consideration.

David Frank
704 Cedar Street
Leavenworth, WA 98826

From: [Nathan Newell](#)
To: [CDPlanning](#)
Subject: [CD Planning]The Leavenworth Lodge
Date: Wednesday, June 17, 2020 4:59:42 PM

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

Planning Commission,

My family of five owns and operates a vacation rental in rural Leavenworth. If Berk Consulting's proposed regulations go through, **we will lose our business**. When we built the lodge in 2014, we explained to the CCCD exactly what we planned and asked if we could apply for a CUP or a planned development. We were told, "no, you are a vacation rental and the county does not regulate vacation rentals". David Grimes, the director at the time, sent me an email allowing us to rent as a vacation rental as long as it will be used only as a rental home for one group at a time.

So we took out an enormous loan, with income projections dependent on large groups staying there.

Since that time, a very vocal minority of activists has complained to the county commissioners and pressured them to regulate. The proposed regulations limit our capacity to 10 people. Our business model is not supported by such small numbers and we would go out of business.

As we could see regulations were coming, we decided to work with the county and discover our options. Four years after the CCCD said we didn't need a CUP, they said we should get a CUP so we began the application process. Our hopes were crushed as we learned we would need to invest well over \$100,000 to complete the demands of the CUP. This is completely cost prohibitive and we would need to sell.

With the new regulations, our business fails. Working towards a CUP, our business fails.

Working Americans don't have time to attend Zoom calls or complain to their commissioners every week. The silent majority is not represented at these meetings and they firmly reject the unjust targeting of an industry that provides jobs and income to this county. If you pass the regulations, you are submitting to the minority and turning a deaf ear to the majority of your constituents.

It is unsettling that the county appears to be aligned with the vocal minority opposed to short term rentals. I was at the desk at the planning department paying for a permit when Dave Kuhl was introduced to Stan Winters (vehemently opposed to STRs) and two

others. Director Kuhl said, "So you're the fearless leader." Stan said something about every day being a battle. To that Dave replied, "keep up the good fight". Then Angel Hallman, Dave, Stan and his friends went back for a private meeting. Does this sound like the CCCD acting as a neutral party?

Local businesswoman Zelda Scott has also witnessed favoritism towards opposition groups. She reports that commissioner Doug England stated "We have all the input we need. We will not let this go past August. We can hold these hearings via Zoom; my grandson can help us figure out how to do it." in an April 28 CCCD meeting. Does your input, as a planning commission, even count? Commissioner Bob Bugert stated, "the code would be done before we are done dealing with COVID." via a recent Zoom meeting in the Plain, Lake Wenatchee on May 8. He also refers to people that oppose vacation rentals as "key players" and encourages them to be actively involved while ignoring the concerns of owners.

Please reject the current proposed code. In the very least, grandfather existing rentals that are actively working to be a blessing to their neighborhoods. Punish the bad actors, not the law-abiding businesses that are doing it right.

Thank you for your service to our county,

Nathan Newell
The Leavenworth Lodge

--

Nathan Newell
509-393-2330

From: [CD Director](#)
To: info@straccwa.org
Cc: [RJ Lett; Jim Brown](#)
Subject: STR comments/hearings
Date: Wednesday, June 17, 2020 4:54:17 PM
Attachments: [image001.png](#)

I'm not sure who the administrator of this site is, but I see that you are copied on a large number of public comments we are receiving. I also note that a lot of those same comments are being sent to CD.director@co.chelan.wa.us, which is exactly where we are collecting the comments from.

We've noticed a fair number of comments are being sent to the CDPlanning@co.chelan.wa.us email address. If you have a listserve of members for your organization, can you please let them know to send comments per our website to only CD.director@co.chelan.wa.us? The CDPlanning address goes to ALL planners in our office, but not to the person that needs to be logging in and forwarding the testimonial emails.

We really appreciate your assistance with this. With the sheer volume of comments, we want to make sure that every single one gets entered into the record and considered.

Thanks you,
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: [Eve Newell](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Reject the proposed code. It's bad for our local small businesses
Date: Wednesday, June 17, 2020 4:53:48 PM

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

Dear Planning Commission,

Reducing the number of vacation rentals is bad for businesses in Chelan County. Fewer tourists equals less revenue for local restaurants, coffee shops, boutiques and activities like skiing, rafting and sleigh rides. Vacation rentals bring \$51 million in revenue to our county. Taxes collected from them fund schools and our communities. Vacation rental guests spent \$40 million last year on goods and services in our county while another \$17 million is spent annually on labor directly related to servicing Vacation Rentals.

My mom and dad own and operate The Leavenworth Lodge in rural Leavenworth. Potential guests call and ask my dad why they should come to Leavenworth instead of Cle Elum or Winthrop. My dad is often on the phone with potential clients selling the Leavenworth tourist area. These groups have other options and if Chelan county becomes less friendly to tourists, other counties will be more than happy for them to spend their money within their borders.

Vacation rentals make rates more competitive. Reduce the number of vacation rentals and corporate hotels can charge what they want. This could make a Leavenworth vacation inaccessible to a middle class family. I am asking that the Chelan County Commission Department grandfather existing rentals and enforce current laws regarding noise, parking and garbage so that our county can still benefit from VRs.

From: [diane yance](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 4:48:56 PM

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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.

My Airbnb rental at Alpine Place pays approximately \$20,000.00 in cleaning fees locally at \$35.00 hour.

From: [Cameron West](#)
To: [CDPlanning](#)
Subject: [CD Planning]Nightly Rentals
Date: Wednesday, June 17, 2020 4:47:13 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.

Cameron West
Cameron@Leavenworthrealty.com
Mobile: 509-881-9018
Office: 509-548-5802
fax: 509-548-6325

Mike West Leavenworth Realty

From: CD Director
To: RJ Lott
Subject: FW: Please accept these comments for the record for the STR public hearing
Date: Wednesday, June 17, 2020 4:45:14 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: Doug Klunder <klunder@comcast.net>
Sent: Wednesday, June 17, 2020 3:15 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>
Subject: Please accept these comments for the record for the STR public hearing

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

Please submit the following comments for the Short-Term Rental Public Hearing:

Thank you for the opportunity to comment on the proposed regulations for short-term rentals.

We readily admit that we have a vested interest in these regulations. For over 5 years we have owned a vacation rental cabin in the Plain area. The cabin has been rented on a short-term basis ever since it was built in the 90s; it is managed by a local professional property management company. As far as we know, there have not been any complaints about our guests'

behavior; our property manager ensures that. Instead, we have always been good neighbors, and have helped the local economy. Most obviously, we pay all taxes, create jobs for our property manager and various local companies used in the maintenance of the property--not to mention the money that our guests bring to local companies when they visit. Beyond that, we have invested significantly in renovations to make the cabin as current as possible, using local contractors and bringing further money into the local economy.

We can guarantee that *none* of those benefits to the local economy would have happened if the proposed regulations were in effect at the time we purchased the cabin. Although we do enjoy occasionally using the cabin for our own personal enjoyment, it would not have been financially feasible for us to purchase the cabin without the anticipated income from vacation rentals. If we knew that our ability to rent would only be guaranteed for three years--as the proposed regulations would limit transferred permits--it is highly unlikely that we (or any other prospective buyer) would have considered buying the cabin. Even if we scraped up the cash for a pure vacation home for our own use, we certainly wouldn't have invested in renovations that were largely geared towards making the property better for renters.

That leaves us to wonder exactly what the point of these proposed regulations is, since it is obvious that they would hurt, rather than help, the economy. (And that's at a time when the economy needs all the help it can get!)

We have read many of the concerns raised by residents, having to do with noise, parking, trash, etc. Some people believe these problems are created by short-term rentals, and that is the genesis of the current draft regulations that are the subject of this hearing. We do not believe the evidence supports this belief. As Sheriff Burnett has stated, there may in fact be fewer complaints related to short-term rentals than there are for hotel guests and long-term rentals. In actuality, these problems have nothing to do with whether a home is rented for the short- or long-term, or owned by the resident. Instead, the problems have to do with bad tenants (or resident owners).

Over the course of the past few decades, we have personally lived next to properties occupied by owners, long-term renters, and short-term renters. By far my worst experience was when living next to a long-term renter who **loved** loud music, had no qualms about "sharing" this with the neighborhood, nor was he concerned with details such as it being the middle of the night. He outfitted a car with massive speakers that would literally shake the ground when he played his music. For obvious reasons, we dubbed this person "Boom-Boom." We would have given anything for him to have been a short-term renter, and gone in a few days. Instead, we were stuck with him for years.

We fear that too many people believe that prohibition of short-term rentals is a panacea. When viewing problematic renters in a short-term rental, they believe that banning short-term will cause that property to instead become magically owned by an ideal full-time resident. So, sure, if those are the two options, who wouldn't prefer the ideal neighbor? In reality, however, those are not the only two options. Rather than getting an ideal neighbor, it is every bit as likely is that the short-term rental will be replaced by a long-term rental to somebody like Boom-Boom.

One should also consider that many short-term rentals are vacation homes, used part time by the owner, and rented out at other times to help defray expenses. If these owners are unable to continue short-term rentals, they are not magically going to become full-time residents. In fact, many of these properties--including the one we own--were explicitly designed as vacation homes, and are not attractive to people looking for full-time residences. The upshot is that many current owners will continue to own the properties, but will have less money to spend on upkeep. The competitive short-term rental market provides strong incentive for owners to keep their properties in the best condition, quickly repairing problems and keeping up appearances. If owners are unable to obtain income from short-term rentals, it is likely that some of those owners will gradually let their properties become unkempt and generally run down. After all, they are only present part-time, and may no longer be able to afford to pay others to maintain the property. Again, this alternative to short-term rentals seems more likely than an ideal full-time neighbor taking over the property, since the property isn't really desirable for full-time residence.

In sum, limiting short-term rentals will in no way solve the problems that have occasioned this meeting. Fortunately, there is a better alternative: enforce existing nuisance codes. All of the problematic behavior that concerns some residents is already prohibited, and could be dealt with under existing regulations. There is no reason to add an entire new set of regulations.

Thank you for your consideration.

Doug Klunder and Camille Matern

Owner of vacation rental at 12344 Bretz Rd Managed by Natapoc Lodging <https://www.natapoc.com>

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

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

To whom it may concern,

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

Thank for listening.

Sincerely,

Jamie

[Sent from Yahoo Mail on Android](#)

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 2:40:54 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: Jamie Grassley <jamiegrassley@gmail.com>
Sent: Wednesday, June 17, 2020 2:37 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 the STR Public Hearing Record

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

Dear Chelan County Planning Commissioners:

I am a tax-paying property owner in Chelan County, and I am watching in dismay as the Chelan County Commissioner's office continues an attempt to push through new short term rental regulations with little public input, and without a fair hearing of the facts. **Before imposing new regulations, enforce existing Chelan County codes that address noise, garbage, and parking issues. Sheriff Burnett has stated that STRs cause fewer problems than hotels and long-term rentals.**

In addition, holding these proceedings via Zoom meetings 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 impossible. Please wait to evaluate regulations until after the COVID restrictions are lifted and base your decisions on facts and community-wide input. Not on appeasing special-interests.

Also, please consider that Chelan County is a tourist destination upon which local businesses depend in order to stay solvent. With the effects of COVID-19 on small businesses, **now is not the time for Chelan County to discourage tourism or**

harm its hard-working citizens in favor of large hotel chains.

Thank you for your consideration.

Jamie Grassley

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]To :Planning Commission re: Vacation Rentals
Date: Wednesday, June 17, 2020 2:33:48 PM
Attachments: [Planning Commissioner Letter 6172020..pdf](#)
[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: Kendall Newell <kendalln@gmail.com>

Sent: Wednesday, June 17, 2020 2:27 PM

To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; 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: [CD Planning]To :Planning Commission re: Vacation Rentals

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

June 17, 2020

To the Chelan County Planning Commission:

I would like to say that if the proposed code is adopted, our family will go bankrupt. We have done everything right in building our vacation rental, seeking a perfect location (5 acres next to orchard, Smallwoods and Silvara), meeting with neighbors prior to building, obtaining permission from the county, the commissioners and planning department in 2014. To change the rules on us now will cause us to file bankruptcy.

We pursued a Conditional Use Permit since the last public hearing, but the \$100,000 + cost to meet the requirements is completely prohibitive for our family.

I am reminding the committee that we were given permission, after clearly explaining our plan of building an almost 6,000 square foot house that would rent to one group of renters and up to 35 guests. This is what our loan is based upon. We hid nothing from the county and throughout the process continued to get a green light from all involved to go ahead.

I am requesting that vacation rentals in operation now are grandfathered in under the code in the year in

which they began their business. For us that would be 2014. I believe this is very logical and if you put yourself in our situation, you would agree.

Sincerely,

Kendall Newell

--

Kendall Newell

RID Certified Sign Language Interpreter

CI & CT, SC:L

509.679.5920

From: CD Director
To: RJ Lott
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 2:33:36 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: Tim Du Val <tdv@dvenyc.com>
Sent: Wednesday, June 17, 2020 2:23 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 the STR Public Hearing Record

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

Dear Chelan County Commissioners ,

My wife and I are The owners of The River Chalet just outside of Leavenworth . We have owned this home for over 30 years and have rented it out for short term rentals for the last 15 years .

We have been successful in renting our place because tourists love to come to this part of the world . You and your fellow Commisioners must take some credit for making this part of the world so special - so we thank you for this , and we hope that this will continue .

We have been successful over these past 15 Years in making an seasonal income from our home and I wanted to emphasis that all of the profits over these years have been plowed back into improvements on the property . All of these improvements have been carried out by local tradesmen , and local service people . In addition all supplies and provisioning are purchased locally .

our great fear is that The County of Chelan is planning to ban the owners of properties like ours, renting out their properties on a short term basis . This would be devastating to us as we would be denied this extra income in our waning years . (Waning in the sense that my wife and I are in our late 70s .)i

Our property is managed wonderfully by Destination Leavenworth and throughout Their management we have had absolutely no issues with neighbors or our renters causing any public mischief . .

We agree with your concern that safety must be of the highest priority . We are very conscious of this and Destination Leavenworth ensures that we are always in compliance of the Local Codes and Of the Fire Dept regulations . In addition we carry an extensive overall Liability Insurance Policy on the property ,and the guests .

Personally I would accept a Permit Fee for the Short Term Rentals and that the existing local Codes and existing Fire Department Stipulations be enforced as they now stand . Again we and the County should ensure that all short

term rental properties be as SAFE as possible for all guests , and that the presence of visitors not be a nuisance to the neighborhood - but rather these visitors keep coming and adding many more Dollars into the local economy .

Thank you for taking the time to hear my plea , and thank you for all that you and your fellow Commissioners have done to make Chelan County what it is today — That is Heaven .

Yours Faithfully

Timothy and Dagny Du Val
917-733-6633

From: CD Director
To: RJ Lott
Subject: FW: Chelan County Short Term Rental Comment
Date: Wednesday, June 17, 2020 2:32:51 PM
Importance: High

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: Lauri <lam@nwi.net>
Sent: Wednesday, June 17, 2020 1:56 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Chelan County Short Term Rental Comment
Importance: High

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

1. I am not against STR's, however, STR's are commercial in nature, therefore should be allowed in commercially zoned areas, not residential areas.
2. I am a resident of Peshastin, where STR's have not been allowed in areas zoned Residential since the establishment of the Peshastin UGA in 2008. Therefore any currently existing STR's in Residential zones are not, nor ever have been, allowed; and thereby should not be "grandfathered" in as County Codes are amended.
3. Housing is a basic human right, and need, and there has been, and continues to be, a shortage of housing in our communities, especially affordable housing; therefore housing in residential zones should not be allowed to be commercialized. We cherish our residential communities and desire to keep them as such.

Thank you for your consideration,
Lauri Malmquist

--

Lauri Malmquist
lam@nwi.net

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR's
Date: Wednesday, June 17, 2020 2:30:32 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: Jack Whisler <john.whisler@yahoo.com>
Sent: Wednesday, June 17, 2020 1:39 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR's

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

My wife and I would like to voice are support for strict limits on STR's in the Leavenworth area, along with effective enforcement of all regulations governing STR's.

Thank you,

John Whisler

From: CD Director
To: RJ Lott
Subject: FW: STR COMMENT
Date: Wednesday, June 17, 2020 2:30:25 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: Patrick Walker <11worthhome@gmail.com>
Sent: Wednesday, June 17, 2020 1:30 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR COMMENT

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

Hello,

As a resident of Chelan County for over 20 years I have witnessed first hand the problems unchecked STR's have caused within our community. As a county resident, living in Leavenworth the affect is profound. Thankfully my wife and I were able to buy property years ago and build a life and family in this beautiful place. STR's have essentially eliminated any opportunity for people to do what we had the opportunity to do 17 years ago... buy at a reasonable price.

Inflation of house prices combined with a severe lack of housing for actual residents threatens our community and its your job to do something.

There are numerous examples of communities who are doing a good job of balancing the need for residents and tourism. I get that I live in a tourist town, but I didn't choose to live next to an unregulated, unmanaged hotel or hostel.

Please think of the community, and what you can do to build and improve on that. Put that above some absentee homeowner who is complaining because they are over leveraged on their 1,2,3... income properties.

To be clear I am in favor of more strict regulations of STR's in Chelan county.

Thank you.

Patrick Walker

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rentals
Date: Wednesday, June 17, 2020 2:30:11 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: Tom Shane <shanetom@hotmail.com>
Sent: Wednesday, June 17, 2020 1:30 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short term rentals

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

Dear Commission,

I am a resident in the City of Leavenworth. I lived for 15 years in Telluride, CO a small mountain town dependent on Tourism. The community of Telluride, "The Locals," has been gutted by an abject loss of affordable housing for community members. Many including myself have been forced to relocate and others forced to move 50 miles away to a place they could afford to live. While this housing crisis was not driven by Short Term Rentals it was driven by the stark increase in 2nd home (vacation) ownership which is effectively the same thing. In my travels I have seen how Short Term Rentals destroy neighborhoods in cities as corporate operators buy up large sections of a city to run STRs. Community is important. A tourist town that does not support and protect its citizens from industrial tourism becomes simply an amusement park devoid of culture and the depth of community. People that live in a place care about that place and work to protect it. Visitors do not and can not invest the same amount of time, money and other resources that locals do to support their home. Smart planning and laws that work to minimize the damage STRs incur on community are important. Having rules on density, ie number of STRs in a specific geographic area. Sharply limiting STR's in traditionally residential areas. Limiting the number of STR's one ownership

group can operate. Incentives for those who rent out to Long Term Renters. Higher taxes in STR's. Rules for those who actually live in the house they have STR units in. Strict enforcement of noise and other community standards. People need to be held accountable for what happens in the homes they own. Protect Communities, Protect Families, Protect our Quality of Life. Make smart considerate choices.

Yours Truly,
Tom Shane.

Leavenworth, WA.

CD.Director@co.chelan.wa.us

Sent from [Outlook](#)

From: [Lynn Machado](#)
To: [RJ Lott](#)
Subject: RE: Resolution Number
Date: Wednesday, June 17, 2020 2:29:55 PM
Attachments: [image001.png](#)

Thank you so much!

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: RJ Lott
Sent: Wednesday, June 17, 2020 1:55 PM
To: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>
Subject: RE: Resolution Number

Attached is the resolution and three attachments. I'll save these in the BOCC folder.

RJ Lott, AICP

Long Range Planning

Community Development Department



316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6515 | Fax: (509) 667-6475

From: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>
Sent: Wednesday, June 17, 2020 1:37 PM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: RE: Resolution Number

Carlye will fill that in

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: RJ Lott
Sent: Wednesday, June 17, 2020 1:36 PM
To: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>
Subject: Resolution Number

Lynn,

How do I find the resolution number or does Carlye fill that in?

RJ Lott, AICP

Long Range Planning

Community Development Department



316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6515 | Fax: (509) 667-6475

From: [Jim Brown](#)
To: [BJ Lott](#); [Lisa Grueter](#)
Subject: FW: Comment on STR Draft Code: Tier 1 STR's should be included in the number of STR's limited by the 5% cap
Date: Wednesday, June 17, 2020 2:29:35 PM
Attachments: [image001.png](#)

Here is one just came in.

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: DORTHEA WHITE <dortyw@comcast.net>
Sent: Wednesday, June 17, 2020 2:12 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Cc: Dorthy White <dortyw@comcast.net>
Subject: Comment on STR Draft Code: Tier 1 STR's should be included in the number of STR's limited by the 5% cap

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

Dear Planning Commission

I live on Maple Lane near several STRs. We have witnessed a huge increase in these rentals on Maple Lane and the entire Ski Hill area in the 98826-zip code (outside the Urban Growth Area).

Problems include noise, trash / litter, parking of too many cars in driveway including on right of ways, trespassing, and the loss of neighborhood character. We cannot enjoy sitting outside in the evening when the peace and quiet is disturbed by parties and yelling from such a concentration of renters. Sadly, our neighborhood is on the verge of flipping to a neighborhood full of strangers, losing its rural neighborhood character in the traditional sense of "neighborhood." So, I am asking you to enact strict regulations and limits:

There should be no absentee-owner STRs in residential neighborhoods. No owner absent homes should be allowed in our neighborhoods where noise from neighboring houses spills over from one house to another. Even when the owner is within 30 mins or less of the rental, there is still noise, but it is tolerable.

Absentee-owner STRs are businesses; even with a limit of 10-occupants, they do not belong in rural residential neighborhoods. They belong in commercial or tourist districts. R-1 permits means single family resident, not a place for business.

Please do not grandfather the existing absent-owner (Tier 2) STRs. It is not fair to long-time homeowners and residents. There are too many in the Leavenworth area.

Grandfathering such large numbers would detract from the quality of life in a peaceful rural residential neighborhood.

Please enact extremely strict regulations to slow the growth of STRs and save our neighborhoods.

Thank you.
Dorthea H White

From: [Kendall Newell](#)
To: [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Subject: [CD Planning]To :Planning Commission re: Vacation Rentals
Date: Wednesday, June 17, 2020 2:27:05 PM
Attachments: [Planning Commissioner Letter 6172020..pdf](#)

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

June 17, 2020

To the Chelan County Planning Commission:

I would like to say that if the proposed code is adopted, our family will go bankrupt. We have done everything right in building our vacation rental, seeking a perfect location (5 acres next to orchard, Smallwoods and Silvara), meeting with neighbors prior to building, obtaining permission from the county, the commissioners and planning department in 2014. To change the rules on us now will cause us to file bankruptcy.

We pursued a Conditional Use Permit since the last public hearing, but the \$100,000 + cost to meet the requirements is completely prohibitive for our family.

I am reminding the committee that we were given permission, after clearly explaining our plan of building an almost 6,000 square foot house that would rent to one group of renters and up to 35 guests. This is what our loan is based upon. We hid nothing from the county and throughout the process continued to get a green light from all involved to go ahead.

I am requesting that vacation rentals in operation now are grandfathered in under the code in the year in which they began their business. For us that would be 2014. I believe this is very logical and if you put yourself in our situation, you would agree.

Sincerely,

Kendall Newell

--

Kendall Newell
RID Certified Sign Language Interpreter
CI & CT, SC:L
509.679.5920

From: [BOORADLY](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 1:48:31 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 have been visiting Leavenworth for over 20 years every year and have used and enjoyed using STRs in the area.

Yours truly

Bradly Svigel long time visitor, rafting guide and lover of Leavenworth.

Thanks

From: [Kendall Newell](#)
To: [CDPlanning](#); [CD_Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Cc: [DavidPflugrath@hotmail.com](#)
Subject: [CD Planning]Dave and Rose Pflugrath letter regarding Vacation Rentals
Date: Wednesday, June 17, 2020 1:47:08 PM
Attachments: [June 17, 2020.Pflugrath.pdf](#)

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

Good day,

The attached letter is from Dave and Rosemary Pflugrath. They were having technical difficulty and asked us to forward it to you for the record.

Sincerely,
Kendall Newell

--

Kendall Newell
RID Certified Sign Language Interpreter
CI & CT, SC:L
509.679.5920

From: [Lotte Paglialunga](#)
To: [CDPlanning](#)
Subject: [CD Planning]STR Restrictions in Leavenworth area
Date: Wednesday, June 17, 2020 1:41:29 PM
Attachments: [image001.png](#)

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

Hello,

I've been made aware that Chelan County is considering limiting STR inventory with a possible code proposal being discussed today. I just wanted to make my input that I think this would be a loss both on the economy for the Leavenworth area, plus a diminished opportunity for travelers to visit the area. Every time I have stayed at a STR at Lake Wenatchee/Leavenworth, I have so thoroughly enjoyed myself and feel if inventory were more limited, and there were less opportunities to stay in the area, I would be more inclined to seek my vacation time be spent elsewhere. Please consider that STR is the main way people book vacation time now, limiting the opportunities would drive people (and needed dollars) away from your area.

Thank you for your time and consideration!

Lotte Paglialunga



LOTTE PAGLIALUNGA

Listing Coordinator | Agent Support
Coldwell Banker Bain | Bellevue Way
425.454.0470 | lottepaglialunga@cbbain.com
coldwellbankerbain.com/Bellevue

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 1:18:25 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: Justyn Egert <justyn.egert@gmail.com>
Sent: Wednesday, June 17, 2020 1:12 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 the STR Public Hearing Record

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

I'm writing today to add my comments to the record for the STR public hearing scheduled this evening.

My wife and I own a home just outside the Leavenworth city limits that we see as our future retirement home. We've fallen in love with Leavenworth over the years and look forward to spending more and more time there.

As we work towards that dream, we have chosen to provide our home as a short-term rental to help offset costs and share this wonderful town with others. The proposed STR regulations would severely hamper all of those plans.

First, the proposed guest limitation would unnecessarily restrict our home given its size and the families we usually cater to. Our home is regularly a place for family gatherings, be it our own family or other families using it as a short-term rental. It has 5 bedrooms and is set up well for families with children as we have three young children ourselves and provide things like high chairs, cribs, and bunk beds for older children. There are toys, lawn games, and other activities and we have had wonderful comments and reviews from families staying at our home. Whereas currently we can

easily accommodate 10 adults (5 rooms with king beds) and up to 8 children (bunk beds, cribs, and trundle beds), the proposed restriction would prevent that.

We believe that, at a minimum, this process should be delayed due to Covid to provide equal access to Public Hearings. We would expect existing STRs to be grandfathered in and permitted to continue to operate as-is. If this truly centers around noise complaints and disturbances, we would emphasize more enforcement of the current nuisance codes versus what has been proposed.

My family and I regularly stayed at STRs when visiting Leavenworth before deciding to purchase a home and run one ourselves. The advantages to being in a home, rather than a hotel, particularly with multiple families and children is tremendous. I would position the availability of STRs as an advantage for the tourism industry in Leavenworth and the surrounding area.

Thank you for your time.

Sincerely,
The Egerts

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Public Hearing
Date: Wednesday, June 17, 2020 12:57:23 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: Marty Young <mdyoungwa@hotmail.com>
Sent: Wednesday, June 17, 2020 12:49 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: STR Public Hearing

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

I oppose any further restrictions on short term rentals at this time. Our household works to maintain STRs and provide services to tourists. This is a major portion of the household income. This is especially the case now with COVID layoffs and furloughs announced today.

The total STR income stream is vital to our community to enable recovery from this shutdown of the economy.

At a minimum:

- Existing STR's should be grandfathered in and exempt from new regulations.
- Enforce the current nuisance codes! Take care of the minority that are a problem.
- Please consider this process be delayed due to COVID to provide equal access to Public Hearings.

Sincerely,
Marty Young
509-630-1473

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 12:55:48 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: Joan Zach <joangh26@outlook.com>
Sent: Wednesday, June 17, 2020 12:42 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 the STR Public Hearing Record

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

Dear Commissioners,

In 1994 I purchased a lot at 17510 River Road in Plain. I built a home with the intention of having a home for my family to enjoy and to retire here possibly and to leave it as a legacy for my children who were very young at the time. I built it as a vacation rental to help with the expenses of having a second home. I was told at the time by Chelan County at that time that there was no permitting necessary to operate a vacation rental. I have operated White Pine Lodge for 26 years as a vacation rental. I manage it myself. I carefully screen my guests and we spend about 50% of our time at our home in Plain. My husband is able to work remotely. Often we leave the day our guests check in and return the day they leave. I have outdoor cameras so I am able to monitor noise levels, number of guests and make sure they respect the neighborhood. My neighbors routinely tell me how well behaved my guests are and how much they appreciate the care I take in my home and how well I manage my guests. Because it is a vacation rental it is extremely well maintained and maintenance is always up to date. It is our home and I want to make certain that my guests are respectful and responsible. It warms my heart when all the neighbors in the multiple homes around me tell me how much they appreciate my management and my guests. I have never in 26 years had a complaint! From the begining I would never have been able to have this home that we so love

without the financial benefit of the income it has provided. Furthermore my husband lost his job of 27 years a 4 years ago and the income from the STR helped us stay afloat and not lose our home. We are both in our 60s and eventually will retire and are considering moving into the STR full time or possibly becoming snowbirds using the house in Plain for the summers.

There are existing ordinances in place to manage, noise, parking and number of guests etc. We don't need more expensive bureaucracy. It is important to respect personal property rights. My husband and I have contributed greatly economically to Chelan County; both through our taxes and the money we spend in the community. Our guests have contributed greatly to the economy as well, both in the VAT that is paid and the influx of money that they spend in town. STR are vital to the economy in Chelan County. Especially at this time when small businesses are struggling so and may not be able to survive it is the worst time to deal them a further blow to their businesses that rely on tourism.

Thank you for hearing from a very responsible and long term STR host.

Joan and Dale Zach

Some of these talking points.

- Existing STR's should be grandfathered in and exempt from new regulations.
- Enforce the current nuisance codes!
- Demand that this process be delayed due to Covid to provide equal access to Public Hearings.
- Tell your story. How will this impact your business.

Sent from [Mail](#) for Windows 10

From: CD Director
To: RJ Lott
Subject: FW: Leavenworth Lodge
Date: Wednesday, June 17, 2020 12:55:24 PM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
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deanna.walterCD@co.chelan.wa.us

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

From: Twyla Steinburg <twylas43@charter.net>
Sent: Wednesday, June 17, 2020 12:41 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Leavenworth Lodge

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

I am writing in support of the Leavenworth Lodge.

The lodge was designed to support large family reunions, church retreats and business retreats.

The lodge is built on 5 acres in rural Chelan County outside of Leavenworth. It was built per county code and has abided by the county regulations.

There are a few large lodges that will be affected by this 10 person limit. They were all built to hold larger groups. The real concerns lie with the smaller vacation rentals that are not respecting the current regulations by the cities or county.

Enforce these regulations on the troublemakers by ticketing and using heavy fines for their violations.

The majority of the problems in vacation rentals is single family homes in residential areas.... not the lodges.

The larger lodges should be grandfathered in and not forced to follow any new regulations or codes.

By limiting the size of groups to 10 will not cure the problem of the single-family rentals owned by the non-Chelan county residence.

I see this action as more government overstep and not addressing the real problem.

Sincerely,
Robert J. Steinburg
Sent from my iPhone

Sent from my iPhone

From: [Bill Brooks](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 12:47:28 PM

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

I previously owned a vacation rental in Leavenworth, and hope to own one again in the future. Our family loves vacationing in Leavenworth and we like to stay in the area's cabins and homes. We've never experienced any major issues as homeowners or renters. I'm not sure what's driving the proposed changes, but I disagree with them wholeheartedly.

Thanks for your time,

William Brooks.

Former (and hopefully future) Chelan County homeowner, vacation rental owner, and renter.

From: [Twyla Steinburg](#)
To: [CDPlanning](#)
Subject: [CD Planning]Leavenworth Lodge
Date: Wednesday, June 17, 2020 12:40:38 PM

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

I am writing in support of the Leavenworth Lodge.

The lodge was designed to support large family reunions, church retreats and business retreats.

The lodge is built on 5 acres in rural Chelan County outside of Leavenworth. It was built per county code and has abided by the county regulations.

There are a few large lodges that will be affected by this 10 person limit. They were all built to hold larger groups. The real concerns lie with the smaller vacation rentals that are not respecting the current regulations by the cities or county.

Enforce these regulations on the troublemakers by ticketing and using heavy fines for their violations.

The majority of the problems in vacation rentals is single family homes in residential areas.... not the lodges.

The larger lodges should be grandfathered in and not forced to follow any new regulations or codes.

By limiting the size of groups to 10 will not cure the problem of the single-family rentals owned by the non-Chelan county residence.

I see this action as more government overstep and not addressing the real problem.

Sincerely,
Robert J. Steinburg
Sent from my iPhone

Sent from my iPhone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short-term rentals
Date: Wednesday, June 17, 2020 12:33:59 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

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deanna.walterCD@co.chelan.wa.us



From: Julie Janssen <JJanssenMD@msn.com>
Sent: Wednesday, June 17, 2020 12:33 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short-term rentals

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

To Whom It May Concern:

My husband and I have lived in Chelan County since 1991. We have invested in and benefitted from our community; we wouldn't want to live anywhere else. We think our area is so special that we don't mind sharing it with visitors who appreciate and respect the unique opportunities available. The support of such visitors through various amenities (i.e., motels, restaurants, etc.) provides income for many families and stimulates community growth. However, growth (as touted by rental management companies) for growth's sake leads to poor outcomes (cancer and obesity are good examples).

Short-term rentals reflect a short-sighted "pseudo-growth". A limited number of people benefit financially while having a significant footprint on the community as a whole. Anyone who has been on vacation can verify the change in attitude and behavior that occurs when we leave the norm-setting boundaries of our neighborhood and routine. Vacationers who stay at hotels, pensions, bed-and-breakfasts establishments, etc., continue to benefit from a degree of social limit-setting by the nature of constant interaction with strangers. The clientele who rent owner-absent dwellings have no such constraints and do not have to

consider their "ripple effect" once their depart. The "out of sight, out of mind" aspect of short-term rentals is especially appealing to those vacationers who intend to circumvent rules and social expectations as an entitled part of vacation. Neighbors cannot, nor should not be responsible to, regulate noise levels, vehicle traffic, yard trash, or other aspects of human group behavior associated with vacationers. Rental management companies do not provide such interventions either. How is the absentee owner going to intervene? Will the absentee owner intervene? Is it the responsibility of law enforcement? And do the neighbors have to worry and preoccupy about these things each and every time new renters arrive or in anticipation of a booking? What is the long-term impact of this on the neighbors, and thus, the neighborhood?

There is a short-term rental three houses from my home. Our road is one lane and not maintained by the county. There are no official turn-outs to facilitate cars meeting each other. During winter, I have had to back my truck the entire way to the county road to let visitors out. Every year the neighbors buy a dump truck of gravel and spend 2 days to repair the road. I don't know if the rental contributes to the bill but their traffic certainly contributes to the potholes. My neighbor has a Conditional Use Permit to start a Guest Inn. There are only 5 inhabited residences on our road (7 homes total). This is not the type of "growth" that benefits the neighborhood. I intentionally moved to a rural area but now 29% of my neighborhood is "business" even though it was sold to me as residential. Don't I qualify for representation in the County?

Please, do not allow short-term rentals in Chelan County. It will not support sustained, healthy growth.

Julie Janssen
Chelan County resident



Virus-free. www.avg.com

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 12:33:25 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: Gabe Sartin <gabesartin@gmail.com>
Sent: Wednesday, June 17, 2020 12:32 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>
Cc: info@straccwa.org; Sean Lynn <sean@loveleavenworth.com>; Jacob Koopmans <jacob.e.koopmans@gmail.com>
Subject: Submit into the STR Public Hearing Record

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

I would like to submit the following statement for public comment regarding short term rental regulations. Please confirm receipt and entering of this e-mail into the public comment record.

Dear Chelan County Commissioners,

I am writing concerning proposed regulations on Short Term Rentals. As an owner of a vacation property in the Lake Wenatchee area that I utilize both for personal enjoyment of the area as well as a short term rental, I have several comments about the regulations that I would like you all to consider. While not a full time resident of Chelan County, I consider myself part of the community who strives to make the community better and more inclusive for all who wish to live or vacation there. I do this by being a responsible operator of a short term rental who complies with all regulations, pays all taxes, hires local companies to manage and care for the property, and has reasonable rates to make a vacation in Leavenworth accessible for all who wish to do it. I believe that the regulations *as proposed* will make it more difficult to achieve the aims of being a good community member.

- **Regarding the process by which the regulations were drafted:**

- I recently attended a planning commission meeting on 5/27 where the regulations were discussed. I am gravely concerned about the process that the committee was utilizing for proposal of regulations. Rather than careful consideration of data and evaluation of benefits and consequences (and potential unintended consequences) of decisions, much of the discussion was centered around specific grievances of individual committee members and proposing to apply remedies for those grievances to the entire county. Regardless of the code proposed, the process by which it was debated and drafted was fatally flawed. Because of this, any recommendations should be carefully scrutinized by elected officials to really understand the consequences of what is being proposed.

- **Regarding the code itself:**

- **Caps on STRs**- It seems that the caps on STRs have been arbitrarily selected, and do not take into account local situations. There have been attempts to do this, but I feel like this could be better done. While I agree that a true "residential neighborhood" should have adequate housing stock and not have a constant parade of visitors, many of the areas of Chelan County do not fit this bill. Some revisions to the regulations have tried to address this (by exempting RRR zoned areas from caps, and having higher caps in Leavenworth), but I do not believe enough has been done. Some of the benchmarking data cites areas like Walla Walla for comparative purposes, but I believe that the Leavenworth area should be treated more like Vail, Telluride, or Jackson Hole for establishment of caps (if any are even needed there). While I am personally in an RRR zone, and these caps would be beneficial to my bottom line, I believe that the harm inflicted on the tourism economy of the area would far outweigh the increased rental rates I would get for my property.
- **Sanitary Inspections on Septic Systems**: It seems very arbitrary to single out STRs for extra septic inspections. Every septic system in the county should be to code and function properly. This is a public health and environmental issue. If the county believes that the current septic inspection process is not adequate (I personally believe it is not), new inspection requirements should be applied to all septic systems. My STR uses the septic system much less than if it were full time occupied, so singling me out does not make good use of limited health department resources.
- **Permitting Process**: The costs associated with the permit seem arbitrary. Any permitting should be based on cost associated with required inspections. I also think some costs could be saved by having a self certification through property management companies with spot inspections. This would have the added benefit of encouraging use of property managers, which allow for better managed short term rentals that are much more likely to comply with codes and have the ability to address issues with unruly renters. The permit should not be a punitive cost to discourage people from having short term rentals (as it seems to be now).
- **Occupancy Caps**: I fully support regulations that cap occupancy based on septic and safe building capacity. I do not support arbitrary capping of occupancy at 10 county

wide. If one has a house that is built for more than 10 and has the sewage and septic capacity for more than 10, and parking for more than 10, extra regulation seems unwarranted.

- **Requirement for landline:** This is unacceptable. A requirement to purchase an antiquated technology in the name of public safety is unwarranted. I support a requirement for a short term rental to have capability to contact emergency services, but a landline requirement is (once again) arbitrary.

- **Bottom Line**

- While I do support some level of enforceable and reasonable regulations that address neighborhood concerns, address public safety, address sanitary conditions, and address housing affordability concerns, I do not believe that the code *as proposed* does that. I feel that the process by which things have been drafted is fatally flawed, and should be restarted with inclusive input and participation from all stakeholders (including STR management companies and operators and visitors to the area). I am a fairly educated person, who has spent my career in the aerospace field which requires compliance with a multitude of regulations and requirements. As written now, I have no idea where I would even begin to bring my property into compliance with such confusing and haphazard regulations. I believe that the codes as written should be set aside and a more inclusive and data driven process be established and executed to achieve the County's stated goals regarding short term rental regulations. I would be happy to be involved in that process if invited.

Regards,
Gabe Sartin
206-605-8734

From: [Karlyn Lynn](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 12:30:21 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.

Thank you,
Karlyn Lynn

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: comments on STR regulations
Date: Wednesday, June 17, 2020 12:16:14 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: kirvil@comcast.net <kirvil@comcast.net>
Sent: Wednesday, June 17, 2020 12:15 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: comments on STR regulations

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

Dear Planning Commissioners,

I believe your responsibility as Planning Commissioners is to do what is best for the majority of residents of Chelan County. Clearly having 12% of our housing units already converted to short term rentals in the Leavenworth zip code is not in the public interest. In Manson, the percentage is 11.2%.

Residents United for Neighbors posted a petition on the change.org website just 10 days ago. In this short amount of time 1,800 residents have signed this petition which calls for the County to only allow Tier 1 STRs in residential zones. These residents are not asking you to grandfather and legalize what exists—they are asking you to turn back the tide and give our residential neighborhoods back to people who live and work here full time.

The houses in the touristed parts of the county as well as remaining undeveloped land have become the target of speculators—those looking to make quick money and not caring about the impact of their rentals on neighbors or the environment. You have heard story after story of neighborhoods ruined by STRs owned by absentee owners. Calls to the Sheriff about noise and parking are basically a waste of time. So are calls to the Health Department about failing septs or drawdown of wells.

Your regulations propose to legalize both owner on site and absentee owner STRs in all residential

zones. This is bad enough but then there are loopholes for both Tier 2 and Tier 3. For example, in Section 3 B iii, you allow daytime and nighttime occupancy to be exceeded with a CUP without specifying any of the criteria that must be met in order for the CUP to be issued, such as only on a very large parcel with no neighbors within a specified distance.

You propose to allow Tier 2 as a permitted use in some of the most sensitive areas for the County—RW zones which is land next to water. Most STRs are on septic systems so proximity to fresh water is a major issue. And many of the lot sizes of Rural Waterfront lots are tiny—take Lake Wenatchee for an example.

Tier 2 should be limited to commercial zones or lots greater than 5 acres along with the standards for occupancy, verified septic systems and so on. There should be no exceptions granted for occupancy limits, not even with a CUP. This loophole needs be eliminated.

In this draft code, you propose to allow Tier 3, the absentee owner party houses which exceed the 10 person occupancy, with a CUP. But you fail to provide any criteria for Tier 3 such a requiring that the house be located on a parcel that is a minimum of 10 acres with no residences within a quarter mile. With the absence of any criteria or standards for Tier 3, the Hearing Examiner will have no choice but to approve Tier 3 applications no matter how many neighbors object.

The ordinance has some good elements but allowing Tier 2 and Tier 3 in residential neighborhoods except perhaps on very large lots with specific criteria, is unacceptable. Unless this ordinance is strengthened, you essentially are selling out the majority of the residents to meet the greed of a minority of people, many of them not even residents of Chelan County.

Kirvil Skinnarland
510 Dempsey Road
Leavenworth, WA 98826

From: [Esther Gowing](#)
To: [CDPlanning](#)
Subject: [CD Planning]Support STR
Date: Wednesday, June 17, 2020 12:03:52 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.

Esther Gowing

From: [Darlyn McCarty](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 12:03:30 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.

STR's also generate many dollars in sales tax for the city, county, and state. These funds are integral to Leavenworth, Chelan and Chelan County.

The guests at STR's are mainly families going on vacation. I can see there could be rules that each property needs to follow as well as the manager of the property. Some regulations are in place and should be followed.

I for one see the need for the STR as Leavenworth was a dying community until the tourist industry was cultivated there. This included STR as an alternative to the hotels in town which are expensive for a whole family to reserve.

There is a need for the STR industry in tourist areas such as Chelan County. Be wise in your decisions and not only look at the opposition but the impact STR's have in the area. ie; local employment, income to the area, small businesses.

Thank you for listening, Darlyn McCarty

From: [Tim Miller](#)
To: [CDPlanning](#)
Subject: [CD Planning]We Oppose Chelan County's Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 12:03:26 PM

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

To whom it may concern,

We strongly oppose taking any measures to reduce the current number of Short Term Rentals in the greater 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.

We are supportive of 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 greater Leavenworth area.

Sincerely,
Tim & Diane Miller
Chelan County Property Owners

From: [Harry & Gwen Baughman](#)
To: [CDPlanning](#)
Subject: [CD Planning]I+Oppose+the+Proposed+Short+Term+Rental+Restrictions+in+Leavenworth
Date: Wednesday, June 17, 2020 11:54:20 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.

Leavenworth has a long history as a weekend & vacation destination. The overwhelming desirability of the area in every season has created a strong economy dependent on satisfying the needs and wants of visitors. We strongly oppose restricting property owners from short term rental of their properties. Existing laws are in place to take care of any excessive noise and/or other disturbances of the peace, eliminating that as a justification.

Do Not restrict peoples' use of their real estate.

Harry & Gwen Baughman
14599 Chumstick Hwy. (PO Box 761)
Leavenworth, Wa. 98826

From: CD Director
To: RJ Lott
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 11:52:10 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: Tom Perricone <lsam2424@aol.com>
Sent: Wednesday, June 17, 2020 11:51 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 the STR Public Hearing Record

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

Tell your story about how the new regulations will affect your business, and consider covering the 3 key talking points:

- Enforce the current nuisance codes before creating new ones
- Existing units must be grandfathered in and exempt from all new regulations
- No occupancy limits of 10 people
- Demand that this process be delayed until after covid
- No costly permits that are revokable, non-transferable and lower your resale value.

As the owner of a short term rental I agree with all of the above without reservation.

As much as I would have liked to have attended the 6/17 meeting I cannot due to the fact that we have limited internet at Coles Corner and as a high school teacher finishing up her last week of school which includes a virtual graduation ceremony my wife needs every last bit of our capacity which we have already increased 4 times since early March and can not afford another addition.

I would like to add once again that it seems to me that the commissioners are taking unfair advantage of the pandemic hoping that STR pro factions will not or cannot attend.

We are being denied our opportunity to speak in person, Zoom is hardly a legitimate method to voice our concerns.

Thank you.

Tom Perricone
18590 Karl Road
Leavenworth 98826

Sent from my iPhone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 11:51:58 AM
Attachments: [image001.png](#)
Importance: High

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

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

deanna.walterCD@co.chelan.wa.us



From: Matt Simonis <k9mat@hotmail.com>
Sent: Wednesday, June 17, 2020 11:41 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 the STR Public Hearing Record
Importance: High

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

Dear Sirs and Madams;

I have a Masters Degree in Business Administration (MBA), so I hope my letter is perceived as coming from a valuable source.

This letter is in regards to pending regulations against Short Term Rental (STR) owners.

People LOVE coming to Chelan County!!!

Based on this, I really have only one question:

Why are you 'biting the hands that feed you'?

STR regulation makes no sense, based on the below:

- The sales tax revenue that STR customers bring to Chelan County are very high.
 - Imposing useless regulations only REDUCE that business, and therefore, reduce the revenue
- STR's offer an industry that self-regulates
 - Internet reviews guide customers toward great properties
 - And they dissuade against less desirable properties
- Occupancy limits of '10 maximum' is clearly arbitrary
 - This should be based on the number of bedrooms and septic capacity
- Existing nuisance laws are MORE THAN ADEQUATE to handle disturbances
 - We don't need more regulation if we already have regulation
- Many STR owners will seek out litigation options against the county
 - Consuming even more precious county revenue to defend

I wish I could be there in person to present this, but it seems like you are trying to push/sneak this through during the COVID pandemic.

In our case, our 'retirement home' is NOT for us to retire in... but to provide monthly income so we can survive (on more than Social Security checks). Your actions against STR's will greatly impact us personally.

Please take action to avoid approving STR regulations

Very Sincerely,

Dr. Matt Simonis, MBA, CMBA, C.P.M., CQT, CQI
And Mrs. Dewan Simonis
Psymuhnys LLC
+1 360 929 7100

From: CD Director
To: BJ Lott
Subject: FW: Short term rentals
Date: Wednesday, June 17, 2020 11:51:40 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: Sherry <alpineliving@charter.net>
Sent: Wednesday, June 17, 2020 11:38 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: Short term rentals

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

I've had 2 short term rentals since 1990. I would like to request the following:

Existing STR's should be grandfathered in and exempt from new regulations.

Please Enforce the current nuisance codes!

I think any decision because of the importance should be delayed due to Covid to provide equal access to Public comment

My two little A-frame cabins helped me to provide for my two children when I didn't have child support. I worked at the Chamber of Commerce for 17 years and realize the importance of people needing to get away and unwind in nature at a short term rental. I am now retired and need extra income in addition to my Social Security and the short term rentals make my retirement possible. I live right beside my short term rentals and I've never had a complaint from my neighbors. It was extremely stressful to me when I did not have any income for my short term rentals for two months. Fortunately I saved for a rainy day and it was raining!

As Nancy Smith, former director of the Leavenworth Chamber of Commerce stated in testimony over 15 years as director she only had two complaints about short term rentals. The police concur.

Sherry Schweizer
Alpine Chalets LLC

Sent from my iPhone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Re: Warren comments on Short Term Rental code
Date: Wednesday, June 17, 2020 11:51:22 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: Cherie' Warren <cheriephi@msn.com>
Sent: Wednesday, June 17, 2020 11:31 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: [CD Planning]Re: Warren comments on Short Term Rental code

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

Hello,

Please consider this additional context as you evaluate Short Term Rentals in Chelan County.

Chelan County already experiences difficulty with:

- Wildfire. Chelan County is one of the most extreme wildfire hazards in the country.
- Water consumption. Numerous studies show Chumstick Creek subwatershed will not rise to demand. Eagle Creek runs seasonally dry and hosts endangered species fish.
- Traffic congestion.

Development standards size septic systems and wells per bedroom, not per occupancy. The census estimates 2.7 persons per household yet many short term rentals advertise upwards of 20 guests. The applicant for clustering Eagle Creek has been associated with 4 Chelan County short term rentals with a density of at least 14 people per household.

Chelan County regulations allow for things like increased density and clustered subdivisions. All of these issues compound with short term rentals. Guests unfamiliar to the area may not make firewise choices. Water consumption could cause streams to and downstream wells to run dry. Septic systems can overflow and yet still meet current regulations.

Our Chelan County Comprehensive plan recognizes the need to balance nature, sustainable living, communities, and economic growth. Our current trends with short-term rentals and real estate development put these factors at risk. With nature, once resources are destroyed it has a lasting impact, yet our laws do not currently protect against them.

I urge you to put controls in place that protect this special area in a sustainable way.

Cherié Warren
8815 Eagle Creek Road
Leavenworth, WA 98826

From: Cherie' Warren
Sent: Tuesday, May 12, 2020 8:00 PM
To: CDPlanning@co.chelan.wa.us <CDPlanning@co.chelan.wa.us>
Subject: Warren comments on Short Term Rental code

Hello,

Thank you for the opportunity to comment on the proposed Chelan County Short Term Rental code. Please see attached for our signed and scanned comment.

Will you please let us know you have received the comments, let us know if you have any concerns, and take these comments into account in evaluating the code?

Thank you so much!

Cherié and Mike Warren
8815 Eagle Creek Road
Leavenworth, WA 98826
cheriephi@msn.com
206-200-9547

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into the STR Public Hearing Record
Date: Wednesday, June 17, 2020 11:50:59 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: Janet Lanford <janet_lanford@yahoo.com>
Sent: Wednesday, June 17, 2020 11:24 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 the STR Public Hearing Record

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

Dear Chelan County Councilmembers,

My husband and I own a single family home in unincorporated Chelan County. It is our hope to one day soon to retire there.

However, in the meantime we must rent out our home on a short term basis in order to be able to financially keep the home and so we can enjoy it as well.

We have rented out of home for the past 8 years. In those years, we have hosted many wonderful families and small groups, several of which re-rent our home year after year.

We are close with our neighbors and we have not received one complaint from a neighbor and I assure you the Police have never been called to our home.

People rent our home for a multiple of reasons, but the main reason is to enjoy the beauty the of Chelan County as a group in shared home and not be separated into multiple motel/hotel rooms.

Visitors want to be able to make their own meals, eat together at one table, play games, enjoy the Lake with some privacy and watch a movie together as a group. Our home and other STRs allow visitors to Chelan County to enjoy those comforts.

Additionally, we only hire local residents and firms to provide cleaning and maintenance on our home. We are doing our part to add income and revenue into the County. I diligently pay the sales/motel taxes that due on an annual basis. Plus the property tax income that we pay goes directly into County revenue base.

My husband and I have been good stewards for Chelan County for 8 years. If the County does not allow us to be grandfathered in as a STR it would be financially destructive for us. We could be forced to sell our home.

We currently operate under the codes that are already in place. Please enforce these current codes before you enact more stringent, unattainable codes.

Also, please allow this discussion to be held in a manner where all parties can meet to discuss. During these unprecedented times, caused by COVID, that is not possible.

We believe that if we all come together a mutually beneficial solution can be achieved.

Thank you for your consideration.

Sincerely,
Jim Byers and Janet Lanford-Byers

[Sent from Yahoo Mail on Android](#)

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Public Record for STR Hearing
Date: Wednesday, June 17, 2020 11:49:42 AM
Attachments: [June 17.docx](#)
[ATT00001.htm](#)
[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: STRACC Admin <info@straccwa.org>
Sent: Wednesday, June 17, 2020 10:58 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>
Subject: Submit into Public Record for STR Hearing

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

From one of our members...

Begin forwarded message:

From: David Pflugrath <davidpflugrath@hotmail.com>
Date: June 17, 2020 at 10:47:02 AM PDT
To: "kevin.overby@co.chelan.wa" <kevin.overby@co.chelan.wa>, bob.bugert@co.chelan.wa <bob.bugert@co.chelan.wa>, doug.england@co.chelan.wa <doug.england@co.chelan.wa>
Cc: "info@straccwa.org" <info@straccwa.org>

Dave and Rosemary Pflugrath

Re: Short term rentals

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Leavenworth STR's in UGA
Date: Wednesday, June 17, 2020 11:49:20 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: Murdock, Cody <Cody.Murdock@chelanpud.org>
Sent: Wednesday, June 17, 2020 10:56 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Leavenworth STR's in UGA

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

Why can't an existing owner occupied unit be eligible to apply for a permit to continue to operate while in the Leavenworth UGA? Please allow a time period that we would be eligible to apply for a permit with a 3 or 6 month period. This allows for all existing units to continue to operate responsibly but puts a cap on any new ones that would apply.

Thanks for considering my question about being eligible to apply while operating in the Leavenworth UGA.

Thanks, Cody

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Leavenworth Lodge
Date: Wednesday, June 17, 2020 11:49:03 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: Twyla Steinburg <twylas43@charter.net>
Sent: Wednesday, June 17, 2020 10:39 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Leavenworth Lodge

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

I am writing again to urge you to take in to consideration the grandfathering in of the Leavenworth Lodge owned by Nathan Newell.

Forcing them to follow the new code would put them out of business. The Lodge was built following all code specifications. It serves as a unique opportunity and purpose for Family and corporate retreats and special group functions.

Forcing them to a capacity of 10 would put them out of business. The number of occupants should be in "proportion to the size of building, lot size and reputable record of establishment."

Leavenworth Lodge does not fit the same criteria as the majority of summer rentals.

It has an outstanding record in compliance with current codes regarding noise, street parking and garbage.

Current codes only need to be enforced. Fines or ticketing will work in keeping owners accountable.

Mr. Newell is a man of integrity. He put his blood, sweat and tears into this wonderful business

project and he followed all guidelines of the county.

He has great pride and markets to groups that will treat the property with respect and compliance to rules.

He and his family depend on this source of income. Like I said before, this is a unique lodge. It would be a down right atrocity to force them out of business when they were compliant in all directions of the county when they built the lodge.

Sent from my iPhone

Sent from my iPhone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:48:51 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: Kelly Kortman <kelly.kortman@gmail.com>

Sent: Wednesday, June 17, 2020 10:39 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; kelly kortman <kelly.kortman@gmail.com>

Subject: Submit into Record for STR Public Hearing

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

Dear Commissioners,

I have been legally owning and operating vacation rentals since 2007. I wrote a book about my experience in 2011. In my book I discuss what an incredible opportunity the Vacation Rental business is and I used Leavenworth and my property specifically to discuss my soup to nuts plan on how to get a professional Vacation Rental off of the ground. When I got in the business and when I wrote my book there wasn't even a hint of an idea that Vacation Rentals would ever find themselves under so much scrutiny or becoming hyper regulated. Vacation Rentals in this town were a given. They were an opportunity for people to help to secure their retirement plan. That is what this business is to me, a retirement plan, I have built my entire retirement plan out of vacation rentals. I've invested everything into it and if I cannot continue to do this I'm going to have to start all over again. I have no idea what I would do.

Existing vacation rentals should be grandfathered, we should not be subject to inspections, licensing, house caps or other if in fact our properties have remained complaint free, all things equal. However I totally understand your need to cap vacation rentals and regulate new ones moving forward. The truth is that the County did allow them to run rampant and when you had a chance to regulate them in 2006 you chose not

to. It seems to me that legal precedent, State Supreme Court Laws and the state's strong property right laws all stand behind our right to continue to run our businesses.

I think we can compare vacation rentals to alcohol. Alcohol prior to 1929 probably wasn't thought of a whole lot. It was a part of American society. It wasn't regulated or even thought of to be regulated. Then suddenly in 1929 it became prohibited. However, people still drank, legal booze went out the window and we saw a huge rise in bootlegging, organized crime and other ill side effects. 10 years later they made booze legal again. My point is is that just because our country didn't have laws on the books about alcohol prior to 1929 doesn't mean that it was "always" illegal.

I will say that the decisions to not have codes for vacations rentals and to not have come to any conclusions about vacation rentals is causing a town and a county to go to war with each other with a sort of "he said, she said, it's legal, it's not legal" dialogue that is tearing apart the fabric of the town. I do look forward to you passing some common sense laws so that we can all move on from this and as it pertains to your plans I agree with most of it but I have a problem with:

Forcing existing rentals to have a license, in my opinion, licensing should only be for new VR's moving forward, same with house caps, inspections, CUPs and so forth.

I believe that you know that Vacation Rentals bring in a lot of guests and tourists and that those people bring in a lot of revenue, spending, taxes and otherwise and that that money circulates all throughout the economy. Based on the tourism recession we are already in I believe that further restricting stays in this town can only continue to hurt us. For those who don't understand how microeconomics work they may even believe that this town can survive without vacation rentals, as a financial advisor of 22 years I know that even small changes in consumer demand or revenue can cause stocks to plummet and can cause entire corporations or economies to get caught in a vicious downward cycle that can destroy everything.

Leavenworth is a top tourist destination. Leavenworth is a top 10 American small town. The cat is out of the bag. Everyone has discovered Leavenworth and it's charm and beauty. Real estate prices here are high and are going to remain high. In the last 3 weeks 2 million Seattleites woke up and all decided that they would like to sell their house in Seattle and move to Chelan county because many of them can now telecommute. You could regulate vacation rentals, you could even outlaw them and it's not going to change the fact that our city is about to see an explosion in real estate prices. The only way to combat this is for the city, county and state to fund and subsidize affordable housing for your citizens. You can do tiny homes, prefab homes, habitat for humanity homes, low income housing, low income apartment buildings, you can take the revenue from tourism to help those in need have something great, but as you know the average vacation rental is never going to be at a price point that it will suddenly become affordable housing. So please help those that you can through your efforts as opposed to creating a real estate vacuum in Leavenworth that will have the perceived effect of reducing real estate prices to a level where people can afford them because the fact remains that if tourism collapses the workers of this town, yet again, will still not be able to afford a home here because they will simply be out of a job.

I believe there is this perception that the people who own vacation rentals here are a bunch of people who grew up with silver spoons in their mouth or that they are greedy fat cats but story after story that I have heard tells a different story. I've heard stories about struggle, hardship, single moms raising two kids or my own story where I came from a beautiful mom and a construction worker dad who died when I was 13 at the young age of 46 and how I went from the Army to bartending to being a flight attendant to a real estate agent to a financial advisor all without a college degree. How I then

bought a vacation property so I could have some "forced savings" and how then I got caught up in the 2008 real estate collapse and then had no choice but to turn my place into a vacation rental so that I didn't go into foreclosure on my property. I actually tried to sell my property in 2010 but there wasn't even one single person who came to look at my property, let alone buy it. These are the stories I keep hearing, stories about people who if they didn't have this income they wouldn't be able to make their mortgage payment. So from the standpoint of ending or regulating into oblivion this business to help others, what you in effect would be doing is hurting all of these owners in order to help this other group of people and in doing that potentially collapsing or at least severely disrupting tourism and hurting everybody to include the county and their budgets.

I do believe that we need to be cognizant of something called "equality of outcome". You can regulate many things such as taxes, safety nets, provide free job training, junior college, free healthcare, zoning, UGA's, etc. You can do many things in an attempt to help those who aren't able to help themselves but you still cannot control "equality of outcome". The cream always rises to the top and in every foot race there is someone who comes in first and someone who comes in last. Hardworking, money saving, risk taking, investment minded people are always going to find a way to be successful and no matter how much you try to help to level the playing field the playing field is never going to be level. That's just how the world works. I came from nothing and after an entire life of working 14 hour days, saving, investing and risk taking I now have these vacation rentals, they are my whole life, they are my reason for being, they are like my children. I do not want to find myself in a position where these are being taken away from me.

I have 17 unique neighbors at my 3 properties and I really only have issues with one of them and he is on the RUN board and truth be told I still think we get along OK. I have done every single thing that he has asked me to do. He's asked me to post signage about noise ordinance, he's asked me to create parking for my guests in a spot where they wouldn't constantly be getting stuck in a ditch in the winter time, he's asked me to deal with water run off issues that could affect his property, he asked me to disallow my guests from using my lake wenatchee easement down to the water because my guests were getting lost down there and not finding the correct path back. I've done everything he's ever asked of me. Every single other neighbor that I have is either an advocate or an ally or a willing participant or at the very least, tolerant. I go overboard trying to make their quality of life everything that I can make it. Is it always perfect, no. But neither would it be if I had long term renters who wanted to have parties and events on the weekends or who had kids running through the neighborhood playing tag, etc. Sometimes the Devil that you know is better than the devil that you don't know and I'd rather have a bad neighbor for one night or two nights than for years and years.

I believe that we need to be cognizant of people filing false claims and false reports against vacation rentals that they simply don't like. I think that any new complaint should be weighed against all existing complaints. Like a see saw. if there are 13 years of no complaints and then suddenly three complaints in a row in 3-6 months then maybe, just maybe the person complaining is attempting some sort of coup?

I believe that enforcing owner occupied only vacation rentals would destroy 95% of the business. Very few vacation rentals are owner occupied and RUN knows this. I am glad this isn't on the table for you. I am very concerned that the hotel industry in this town has joined forces with some of the residents to hire attorneys to try to dismantle their competition, I think you should be wary of that also.

I believe that your VR cap is a good idea and your enforcement ideas for new rentals moving forward is a good idea. I believe over time that you will get to the number you wish to get to while at the same time appeasing some of the more reasonable people out

there. I do not believe you will ever appease the unappeasable because once you deliver on one promise they are going to be looking for the next promise and the next promise until this town is dead.

I do not believe that we should not be able to sell our vacation rentals to those wishing to also run a vacation rental. I can totally see the value of disallowing them from doing it yet again. But I do believe that a house could lose 20-30% of it's sales price if this became the case. Why in the world would somebody want to buy a business that is going to expire in 36 months. I think that would be very unfair. I however would buy a business that I know that I could run indefinitely even if that meant I wouldn't be able to sell it yet again down the road.

Thank you for your time in reading this,

Kelly Kortman

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Limiting Capacity for Vacation Rentals
Date: Wednesday, June 17, 2020 11:48:38 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: Andy Groce <andygroce@gmail.com>

Sent: Wednesday, June 17, 2020 10:36 AM

To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; 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: [CD Planning]Limiting Capacity for Vacation Rentals

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

I don't own a vacation rental, but I do know those that do and those that rent them every year. Please do not limit the capacity to 10 people. Families will be forced to rent two homes that are near each other rather than simply one large facility. My extended family has been renting homes every summer for the past 17 years (mostly in Chelan county). There are 14 of us and we have enjoyed Chelan county everytime we all come together as a large family. If there is a limit we will no longer vacation with my entire family in Chelan county. Even if we did we would still eat together, play games together, and have our family fun together but it would force us to rent two homes near one another which would be a huge extra expense. Not only will this new regulation have drastic consequences on tourism in Chelan county it will also harm large rental properties that can house over 10 people and potentially put them out of business. Please do what is right for those with vacation rentals in Chelan county by scrapping this new regulation.

There isn't a need for new regulations, especially for those rentals that have been thriving for years. You could at least grandfather those that do house more than 10 people. You should not be moving the goal post so to speak. If the issue is with noise, garbage, parking, etc. how about enforcing those violations with tickets to the renters instead of harming the business owners.

Do the right thing and do no harm to small business owners in Chelan county.

Andy Groce
Cashmere, WA

From: [Arlene Muldoon](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 11:41:56 AM

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

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. Our family has spent many years renting vacation homes in the Leavenworth area. We have so many great memories. Unfortunately we are unable to afford a place of our own, so having the option of a STR has been our only way to do this. Please don't take that away from so many families that just want to be able to enjoy the area.

Thank you
Arlene Muldoon

From: [Cherie" Warren](#)
To: [CDPlanning](#); [CD Director](#)
Subject: [CD Planning]Re: Warren comments on Short Term Rental code
Date: Wednesday, June 17, 2020 11:31:30 AM

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

Hello,

Please consider this additional context as you evaluate Short Term Rentals in Chelan County.

Chelan County already experiences difficulty with:

- Wildfire. Chelan County is one of the most extreme wildfire hazards in the country.
- Water consumption. Numerous studies show Chumstick Creek subwatershed will not rise to demand. Eagle Creek runs seasonally dry and hosts endangered species fish.
- Traffic congestion.

Development standards size septic systems and wells per bedroom, not per occupancy. The census estimates 2.7 persons per household yet many short term rentals advertise upwards of 20 guests. The applicant for clustering Eagle Creek has been associated with 4 Chelan County short term rentals with a density of at least 14 people per household.

Chelan County regulations allow for things like increased density and clustered subdivisions. All of these issues compound with short term rentals. Guests unfamiliar to the area may not make firewise choices. Water consumption could cause streams to and downstream wells to run dry. Septic systems can overflow and yet still meet current regulations.

Our Chelan County Comprehensive plan recognizes the need to balance nature, sustainable living, communities, and economic growth. Our current trends with short-term rentals and real estate development put these factors at risk. With nature, once resources are destroyed it has a lasting impact, yet our laws do not currently protect against them.

I urge you to put controls in place that protect this special area in a sustainable way.

Cherié Warren
8815 Eagle Creek Road
Leavenworth, WA 98826

From: Cherie' Warren
Sent: Tuesday, May 12, 2020 8:00 PM
To: CDPlanning@co.chelan.wa.us <CDPlanning@co.chelan.wa.us>
Subject: Warren comments on Short Term Rental code

Hello,

Thank you for the opportunity to comment on the proposed Chelan County Short Term Rental code.
Please see attached for our signed and scanned comment.

Will you please let us know you have received the comments, let us know if you have any concerns,
and take these comments into account in evaluating the code?

Thank you so much!

Cherié and Mike Warren
8815 Eagle Creek Road
Leavenworth, WA 98826
cheriephi@msn.com
206-200-9547

From: [Lorri Powers](#)
To: [CDPlanning](#)
Subject: [CD Planning]Imposing unlawful codes and permit costs.
Date: Wednesday, June 17, 2020 11:31:26 AM

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

June 17, 2020

Dear Commissioners,

These are unprecedented times right now, and Chelan County is not even running at 50% capacity yet, but the rush to permit and code enforce private property owners continues! What other home based businesses has to pay a \$500 dollar annual permit cost and adhere to strenuous uninviting codes? We already have laws that cover all the "new" codes imposed, and entities like police, fire and ambulance ect. Double taxation!

STR owners already pay land taxes, mortgages, commercial insurance, operating expenses like WiFi and cable. We can not endure more fees and regulations. Washington State is overwhelming private citizens with regulations and fees, and Chelan County is well known for over regulations, fees and over reach.

From your exhibit stats it looks to me that the trend for nightly rental are leveling off or going down already. The market will fix itself.

The only STRs that need a permit and codes would be the individuals that are not abiding by the laws already in place. Which STRs are the ones that are not abiding by the laws? Where are the formal complaints?

Line 77. Many owners /operators manage their properties responsibly, many clearly do not. So only go after the ones that do not! But be aware that there are individuals that complain about EVERYTHING, which make being their neighbor unpleasant no matter what they do. My neighbors are great and I have had no complaints.

Line 78-82. Most all STR Owners are already meet the minimum standards, and pay for those services. In 2020 average STRs occupancy rate is 65%, so less burdensome on Septic and other services.

Line 83-88. Impose is right! We already have those services in our community and pay through taxes and fees, just like our neighbors without STRs.

Exhibit 7. 1-7 control of the % of STRs not needed, the market for a unique tourism destination balances, supply and demand, like all the affordable housing going in next to Safeway. Taxes, are already a law, and enforced by the IRS, no need Chelan County To be involved. You already have enough record keeping through all of the graphs and Airbnb ect.

What other home base business has to permit and go through this constant attack and restraints from the the County commissioners?

Why such an outrageous annual fee? In the city of Wenatchee it's \$75 annual fee for license for business with 1-2 employees/ owners.

Line 126. A hotline for complaints? Is there a hotline for other residents? Yes, and they would call who they call now for petty complaint or non emergency calls.

I hope that this revenue pursuit and seeking out and harassing STRs while bypassing other private citizens trying to earn a living and provide for their families comes to an end. There are solutions to the owners that are not managing their properties and to the monthly rental problems, but burdening and weakening private STR owners is not the solution.

Timing of this forceful pushing of codes and fees, show a non compassionate our of touch with homeowners and small businesses. This pursuit should be at least postponed or discontinued completely. I'm sure there's some kind of oath you take when sworn into office.

Appreciate all the good things you Commissioners do on a daily basis, but please reconsider the over burdening codes and fees.

Lorri Powers

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Vacation Rentals
Date: Wednesday, June 17, 2020 11:26:29 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: Joyce Williams <ldyrse@msn.com>
Sent: Wednesday, June 17, 2020 9:58 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Vacation Rentals

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

Have a heart!

- 1) Do not limit capacity to 10 people. This will destroy the businesses and force large families to vacation elsewhere. Capacity can be determined by house size, lot size, and reputation.
- 2) Grandfather current vacation rentals and do not force them to follow new code.
- 3) No new regulations are needed. Enforce the current code that forbids noise, garbage and street parking. Ticket these nuisances with heavy fines so owners are held accountable.

Let's be sensible--we desperately need to RECOVER . . . not make things worse!

Joyce Williams

Chaplain and Counselor

From: CD Director
To: RJ Lott
Subject: FW: Submit into Record for STR Public Hearing on June 17, 2020
Date: Wednesday, June 17, 2020 11:26:18 AM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
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-----Original Message-----

From: Daniel Eby <eby.dan@gmail.com>
Sent: Wednesday, June 17, 2020 9:58 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 Admin <info@straccwa.org>
Subject: Submit into Record for STR Public Hearing on June 17, 2020

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

Dear Chelan County Planning Commissioners,

Please include these written comments in the record at tonight's June 17th Public Hearing:

I am totally opposed to the current effort to develop new code to regulate short-term rentals in Chelan County, because:

1. Your effort reverses over 29 years of constant support the County has given to tourism and to short-term rentals and will have a negative effect on real estate and the economy.

2. Passing new code is foolish when:

a) You have not enforced the current codes, which, if they had been used would have answered any complaints by neighbors.

b) Your own CCCD director admits that he cannot enforce this new code

3. IF you ignore the above and pass this code, your code will be tied up in litigation for a very long time AND all STR's in existence will be grandfathered in as legal non-conforming residences. The only ones you will be able to stop are new ones. What a waste of county resources when there is clear evidence that a simple solution is easily had.

Why the rush to do this damage to your economy?

Why has the County spent all thousands of dollars preparing this new code when enforcing the three codes on the books would easily take care any complaints and do so fairly and equally?

Please vote NO to the new draft code.

Daniel Eby
237 Timber Ridge Canyon
Leavenworth

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:25:31 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: cordi bradburn <cordibradburn@outlook.com>
Sent: Wednesday, June 17, 2020 9:47 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.

This should be delayed due to Covid to provide equal access to Public Hearings.

We have a small air bnb that we rent out mostly weekends only. It has enabled us as retired people to have the means to pay taxes and upkeep on our property. I feel having businesses like grub hub, uber and air bnb have given the common man/woman an opportunity at a business for themselves. It is an American ideal that anyone with the gumption can make something happen independent of Big Business.

We in the Air BnB community have ideals too. We are hosts and Ambassadors for our area and sometimes our country. We have made new friends and shared our love of travel with many other people and shared information about our community that no big hotel chain can.

You have allowed huge condos and hotels to be built in our small valley, taxing the water and sewer at the local's expense, and now you are taking away our rights to make a small business. I don't think you are doing a good job of managing our area. If there are problems, enforce the current rules. I am for limiting numbers at any residence, especially in neighborhoods. I am definitely for containing noise after hours or over parking but don't throw the baby out with the bath water. Hosted home stays are especially valuable.

In closing, I think you need to create reasonable rules for the area, weed out the offenders and then support the good work we do.

Cordelia Bradburn

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Proposed changes to short-term rentals
Date: Wednesday, June 17, 2020 11:24:48 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: michael mills <mmillsnc@att.net>
Sent: Wednesday, June 17, 2020 9:38 AM
Subject: Proposed changes to short-term rentals

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

Chelan County officials,

As members of the vacationing public, we ask you not to limit the number of people staying in vacation properties to 10, as this favors some families and discriminates against others, and force many of the businesses to fail. Let the size of the house determine capacity, and enforcing current regulations on noise and street parking with fines will be a more fair way of controlling vacation rentals.

At the least, grandfather in current vacation rentals and apply new regulations to new rentals.

Thank you for your consideration.

Yours,
Mike Mills
Clemmons, NC

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: 2020 Short Term Rental Public Hearing 6-17-2020
Date: Wednesday, June 17, 2020 11:24:29 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: RC <rcintegrityresidential@gmail.com>
Sent: Wednesday, June 17, 2020 9:29 AM
Subject: 2020 Short Term Rental Public Hearing 6-17-2020

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

Planning Commissioner –

I would like to voice my concern with the proposed capacity limit of 10 people across the board for short term rentals. Personally as a family of 9 (2 parents, 7 children), this essentially restricts us from ever enjoying a short term rental with another family or extended family for a family reunion or celebration and enjoying the wonderful attributes and areas of Chelan County, especially the tourist focused area in and around Leavenworth.

While I understand there may be concerns with managing the size of short term rentals, I believe they should be scalable based on house size, lot size, on-site parking capacity, history of complaints etc. One size does not fit all.

I would also like to remind the Commission that existing single family and multi family household sizes cannot be legislated. How many households currently in the county have more than 10 due to larger family size or multigenerational households? I think equitable treatment needs to be at the forefront in making this decision.

Thank you,
R. Brandon Carver
Washington State resident

From: [CD Director](#)
To: [B.L. Lott](#)
Subject: FW: Vacation Rentals . . . No New Regulations!
Date: Wednesday, June 17, 2020 11:24:19 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: Josh Burlingame <paratusxsos@gmail.com>

Sent: Wednesday, June 17, 2020 9:25 AM

Subject: Vacation Rentals . . . No New Regulations!

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

Good morning!

I am writing in regards to the proposed new regulations for vacation rentals. At a time when ***our entire country has been heavily impacted socially, economically, and ethically***, the role of trusted government officials like yourself should be one of ***boosting economic growth*** wherever possible. The culture of the Leavenworth community is based heavily on its tourism and recreation industry and new measures to stifle the health and future growth of vacation rentals not only harms small businesses in the community, it also harms ***the people and culture of our state who desperately need safe and healthy places*** to vacation as families. Crushing vacation prospects for larger groups and families will force them to other communities and damage the economic health of Leavenworth.

The addition of new regulations without first pursuing current enforcement also weakens your role as a policy maker. If we could ***pursue enforcement of current noise, trash, and parking abatement policies with appropriate fines for violators***, the need for new regulations wouldn't be necessary and your reputation amongst the community you serve would be highlighted and elevated. Respect for new laws is contingent on appropriate application of the old laws. Without enforcement of current codes, ***rule breakers are rewarded and law abiding tax payers are penalized***.

Please do not pass new regulations limiting vacation rentals to only 10 persons!

Josh Burlingame
509-423-5758

From: CD Director
To: RJ Lott
Subject: FW: Proposed changes to Sort-Term Vacation Rentals in the County
Date: Wednesday, June 17, 2020 11:24:12 AM

Deanna Walter, AICP
Interim Assistant Director
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316 Washington Street, Suite 301
Wenatchee, WA 98801
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deanna.walterCD@co.chelan.wa.us

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

From: Susan Steblina <steblina@nwi.net>
Sent: Wednesday, June 17, 2020 9:19 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Proposed changes to Sort-Term Vacation Rentals in the County

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

I am in complete support of the new proposals to manage the vacation rentals in Chelan County. As a vacation rental owner since 1995 I have been dismayed and disappointed by the rampant disregard absentee owners have displayed in allowing renters to impact neighbors, neighborhoods and communities in order to make money. Many are not even paying sales tax to the county. Overcrowding, partying, noise, and parking issues have impacted many neighborhoods and caused community residents hours of stress and anxiety.

The increase in the number of vacation rentals has had a profound negative effect on income generated by my property. It has also been a huge factor in keeping affordable housing unavailable to local residents. It was interesting how most of the real estate transactions have been for vacation rentals rather than family dwellings. I do not believe this enhances the quality of life in our valley.

I plead for the Planning Commission and the County Commissioners to endorse these new guidelines and not let outside interests to continue to determine the direction of the vacation rental market in our local communities.

Sincerely,

Susan Steblina
4025 Burch Mountain Road
Wenatchee WA 98801

509-665-0876

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:23:46 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: youngp1273 <youngp1273@charter.net>

Sent: Wednesday, June 17, 2020 9:18 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.

To whom it may concern,

I have a cleaning business that services many STRs. My business will be greatly effected by these changes. It will effect more than just my family, but three of my daughter's families and a friend's family who I employ during the peak seasons of Leavenworth.

I also feel these changes will effect the businesses downtown that rely on tourism. With that being said three of my children that work in businesses downtown would be effected.

Please take in consideration my story. My STR cleaning business may go away if the STRs I service can't stay afloat.

Sincerely,

Jackie Young
Jackie's Property Services

Sent from my Verizon, Samsung Galaxy smartphone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Comments
Date: Wednesday, June 17, 2020 11:23:17 AM
Attachments: [STR Comments 6-16-20.pdf](#)
[image001.png](#)
[image003.png](#)

Deanna Walter, AICP

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From: BRIAN Shugrue <shugruebf@msn.com>
Sent: Wednesday, June 17, 2020 8:49 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: ATN: STR Comments

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

Please see our comments regarding the pending new regulations for STR's in Chelan County.

We appreciate the open, transparent and inclusive process the County is using here, and look forward to seeing positive results soon!

Best regards,

Brian Shugrue, Innkeeper



Mobile: 509-881-4647

E-Mail: shugruebf@msn.com

Website: www.cashmeremountainbandb.com

Facebook Page: <https://www.facebook.com/pg/cashmeremtnbandb/posts>

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Vacation Homes Chelan County
Date: Wednesday, June 17, 2020 11:22:55 AM
Attachments: [image002.png](#)
[image001.png](#)

Deanna Walter, AICP

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From: Scott Smith <Scott@scottasmithlaw.com>

Sent: Wednesday, June 17, 2020 8:39 AM

To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; 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>; 'nnewell@gmail.com' <nnewell@gmail.com>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>; 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>; 'nnewell@gmail.com' <nnewell@gmail.com>

Subject: [CD Planning]Vacation Homes Chelan County

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

Dear Sirs/Mesdames

As a tourist visitor to your beautiful county, I would like to request that you not alter the existing rules and regulations for vacation rentals. I have a large family and such homes that can accommodate my family on vacation are essential.

Certainly, if such changes are made, existing homes should not be subjected to size and use limitations.

We understand you have codes in place that regulate such usage and, if enforced, should allay your concerns.

Thank you for your consideration of these views.

Scott A. Smith

Attorney



Please note new contact details below:

24 Corporate Plaza Drive, Second Floor, Newport Beach, CA 92660

Phone: (949) 520-7248 / Facsimile: (949) 520-7240

scott@scottasmithlaw.com

Advocate



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From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: vacation rental regulation
Date: Wednesday, June 17, 2020 11:22:35 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

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deanna.walterCD@co.chelan.wa.us



From: Carmen Totey <carmentotey@yahoo.com>
Sent: Wednesday, June 17, 2020 8:38 AM
To: Carmen Totey <carmentotey@yahoo.com>
Subject: vacation rental regulation

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

Hello,

We are writing on behalf of our long-time friend Nathan Newell, who owns and operates a vacation rental, The Leavenworth Lodge. We understand that Chelan County is again pursuing changes to force out larger vacation rentals.

While some owners are negligent, many are top notch and law abiding, such as the Newell family. Nathan Newell and family have a long-standing history of being upstanding citizens who make every effort to serve clients, enforce legal practice, respect neighboring entities, and boost the economy by bringing tourism and employing a local work force. Bringing in county and business income is especially critical in this season of COVID-19 crisis.

Pushing this legislation unfairly punishes quality vacation rental owners. The laws in place should be enforced with higher fines to target the law-avoiding owners; this should be the county's focus, not the law-abiding owners. We are also asking that you do not limit capacity to ten people, and grandfather current vacation rentals without forcing them to follow the new code. Capacity can be determined by house size, lot size, and reputation.

We Americans value free market competition, enabling both small and big companies to thrive. This legislation would put many families out of business and increase corporate dominance. Additionally, the loss of these businesses would drive up prices for available rentals and hotels. As a family who vacations in Leavenworth yearly, we might be priced out with increased cost.

Please include this communication in public record.

Thank you for your consideration.

Sincerely,

Jonathan and Carmen Totey
Everett, Washington

From: [Anne Chambers](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 11:22:21 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.

Respectfully,
Anne M Chambers
206-715-6943

PrimeLending, A PlainsCapital Company NMLS # 13649, Equal Housing Lender.

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From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]STR regulations
Date: Wednesday, June 17, 2020 11:21:46 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: Zelda Holgate <zeldascott123@gmail.com>

Sent: Wednesday, June 17, 2020 8:32 AM

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

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

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

Subject: [CD Planning]STR regulations

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

For the record,

When I speak tonight I will spend my two minutes sharing as a short term rental professional who has been in the business for 25 years. I have been in this fight for a long time, asking for a seat at the table, asking to be heard and have not been. Oh, I have been given the opportunity to speak and share but you haven't listened. You are all just going through the motions to get to the point that the County Commissioners can pass regulation.

As a professional, I have tried to work with you since 2017 on finding a solution to your perceived code problems with STRs. I was part of the team that drafted a proposal that has been submitted to you but you chose to go this route instead of that.

I haven't been heard but boy the opposition has this last go round. They actually have the ear of the planning commission and Berk Consulting in particular. There has been direct communication between the Peshastin Council member, Stan Winters and the head of Run, Barbara Rossing with Berk Consulting. You cannot tell me this is a fair and impartial process

where you are listening to all sides and making fair and reasonable decisions.

This is how I see it. Doug England has a goal and a timeline. Wipeout STRs and do it before he leaves office. It doesn't matter what the people say...and by people I mean that at the last go round there were 63% who were in favor of strs and no additional regulation vs 37% who wanted more regulation. Push this through during a pandemic and via zoom which leaves many people unable to be a part of the process. I know you say it is fair and impartial and has access to all but I disagree. If it wasn't for England's push I believe the planning commission would wait until an in person hearing could be conducted.

I entered this fight never having experienced local government before. I am saddened and disheartened by the work of this commission and our board of commissioners.

Tonight will be painful for all and let's be honest, you have all made your minds up and it really is just a dog and pony show so you can say you had a hearing.

Zelda Holgate

Natapoc Lodging

www.natapoc.com

info@natapoc.com

509-763-3313

888-NATAPOC(888-628-2762)

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Do not damage our our local economy
Date: Wednesday, June 17, 2020 11:19:53 AM
Attachments: [Image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

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From: Ross Kellogg <ross@godplusnothing.org>
Sent: Wednesday, June 17, 2020 8:13 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>;
Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England
<Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>;
nnewell@gmail.com
Subject: [CD Planning]Do not damage our our local economy

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

Do not destroy our local businesses with new unnecessary and harmful restrictions on vacation rentals. Here are some reasonable options—

- 1) Do not limit capacity to 10 people. This will destroy the businesses and force large families to vacation elsewhere. Capacity can be determined by house size, lot size and reputation.
- 2) Grandfather current vacation rentals and do not force them to follow new code.
- 3) No new regulations are needed. Enforce the current code that forbids noise, garbage and street parking. Ticket these nuisances with fines so owners are held accountable.

From: CD Director
To: RJ Lott
Subject: FW: Nightly rentals
Date: Wednesday, June 17, 2020 11:19:24 AM

Deanna Walter, AICP
Interim Assistant Director
Chelan County Community Development
316 Washington Street, Suite 301
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deanna.walterCD@co.chelan.wa.us

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

From: Brian Bohman <brianbohman@me.com>
Sent: Wednesday, June 17, 2020 7:23 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Nightly rentals

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

Hello,

I have seen a proliferation of nightly rental businesses opened up in the Leavenworth area in the past view years. I feel regulation is long over. There needs to be a percentage cap on the number of nightly rentals to prevent further degrading of "Residential neighborhoods ". The gold rush of nightly rentals has effected the availability and rates of long term rentals and made a revolving door of anonymous "Neighbors" in our residential neighborhoods. Please slow this down and control nightly rentals. There comes a time when enough is enough. Without controls this can only get worse.

Sincerely

Brian Bohman

Sent from my iPad

From: [CD Director](#)
To: [R1 Lott](#)
Subject: FW: Regarding Regulations on Vacation Rentals
Date: Wednesday, June 17, 2020 11:19:08 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: Adam Powers <apowers9@icloud.com>
Sent: Wednesday, June 17, 2020 7:23 AM
Subject: Regarding Regulations on Vacation Rentals

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

To Whom It May Concern:

The current regulations that are in place for vacation rentals are good enough and no new regulations are needed. Rather, what is needed, is the strict enforcement of the current code that forbids noise, garbage and street parking. Ticket these nuisances with heavy fines so owners are held accountable.

Sincerely,

Adam Powers

From: [AMS Inspection](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed STR Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 11:16:28 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 STRs. My wife and I own and run a STR less than a mile from our home. We monitor the condo and guests very closely. Especially with Covid-19, STRs give people the opportunity to safely social distance while traveling responsibly. Hotels do not offer private entrances, private kitchens, etc. like STRs can. They are a vital part of Leavenworth's economy and a safe way for us to welcome visitors back.

Thanks for your time,

Aaron Schreiner
AMS Inspection Services
PO Box 85, Leavenworth, WA 98826
206-612-4007 cell
509-393-5829 office
www.amsinspection.com

From: [Lori Sebring](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 11:15:22 AM

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

To whom it may concern,

I am writing to express my opposition with your proposed regulations for STR's in Chelan County. I can appreciate the need to review and revise our approach on the topic moving forward. As with a lot of other things in life, things are ever evolving. Historical approaches can and do expire.

"We" have done an exceptional job of promoting our beautiful area. We have created events and festivals that draw in thousands of people. We have made the top of the many lists as the "must visit" place throughout the country.

Businesses in our area thrive as a result, without question. A **majority** of the jobs in our area are in some way related to the tourism industry. These are facts that no one can deny.

Would you not agree that if we invite people here, that they likely need a place to stay? I am confident that you have done the math on income generated from tourism and that the figures include STR revenue.

To follow through with what is proposed currently is an unacceptable and irresponsible approach that will most definitely have a **substantial negative impact** on our local economy as a whole.

I am a manager for Love Leavenworth Vacation Rentals and am well versed on tourism in our area. I have been a resident here for 25 years and am raising my children here. While there are some areas that need to be addressed with STR's, the real focus right now should be directed towards city planning and improving our infrastructure. Not removing jobs and straining our economy further during a world-wide pandemic.

The decisions you are faced with are important and I do not envy your position.

What you set into motion will literally impact **thousands of people**. Please re-read that sentence. I respectfully ask that you reconsider your unacceptable approach and take the time to create some well thought out regulations that make sense to more than a minority group in this matter.

Sincerely,
Lori Sebring

Leavenworth Resident
Successfully employed because of tourism.

From: CD Director
To: RJ Lott
Subject: FW: vacation rentals
Date: Wednesday, June 17, 2020 11:13:33 AM

Deanna Walter, AICP
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deanna.walterCD@co.chelan.wa.us

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

From: Christopher Neuberger <fitbychris@gmail.com>
Sent: Wednesday, June 17, 2020 5:35 AM
Subject: vacation rentals

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

To whom it may concern,

I understand that there is some new codes that are being discussed tonight and although I am not able to make the meeting I would like to voice a few concerns that I have.

Mainly, this area thrives off of tourism and those tourists need places to stay.

I don't think that limiting the capacity of families lodging together is going to help, it will damage businesses that are designed to house more than 10 people.

Also I think that the current codes are fine and should be grandfathered in, just enforce the current code more strictly to keep the businesses in check.

Again, this is a trying time for all of us, but limiting vacation rentals and in turn destroying them is going to limit the tourism dollars that should be coming here for years to come, . I don't think that it is wise to enforce permanent codes for a temporary problem.

Thank you.

Christopher Neuberger
Certified Personal Trainer
NCSF, NFPT, NSCA

fitbychris.com

cell 206.488.7636

fitbychris@gmail.com
www.facebook.com/fitbychris

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From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:12:55 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: Chris Moody <christopherwmoody@gmail.com>
Sent: Wednesday, June 17, 2020 1:39 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.

Hello, I wanted submit these comments for public record for the hearing on short term rentals. I am not in favor of short term rental restrictions. I ask that you kindly just enforce the existing laws that are in place rather than creating new policies that hamper business productivity in our already struggling economy. I feel these additional requirements would be discriminatory towards us as a homeowner that is exercising our freedom by consenting with other adults who want to come stay on our property. We would not have been able to purchase this home without the prospect of supplemental income. We pay taxes and contribute our fair share.

I'm also concerned about residents in opposition who are responding from a xenophobic or racist standpoint. I don't believe it's intentional in most cases but I've seen some terrible things in the Leavenworth Facebook community group. It's a bit depressing and makes us feel unwelcomed even as law abiding, tax paying, foster parents who are trying to do good in the communities we live in. As a mixed family with a black male son we are concerned about this as well. Bringing in a diverse population from across the region will make Leavenworth an even more wonderful place. And making it more difficult for people to own property and generate supplemental income is not equitable.

Please take a stand for liberty, equality, and property owner rights.

- Please NO occupancy limits.
- Please NO permits that can be revocable and nontransferable to the next owner. Are you aware at how many tens of thousands of dollars will be taken off the value of my home if I ever sell?
- Please DON'T make life harder for law-abiding and respectful homeowners that choose to want to offer out our home for supplemental income. we would not even be able to afford this home if we were not able to rent it out sometimes. we are providing income to local workers too! who clean, perform maintenance, and who provide services for our home.
- Please DON'T make any long-lasting decisions in the midst of a global pandemic.
- Please NO unfair treatment of people who are doing good for the local economy.
- Please DON'T implements new laws and restrictions that are not enforceable nor constitutional.

thank you for your time and consideration of these matters. We hope to continue our residency in the Leavenworth area and sharing amazing times with our friends and family there!

-Chris Moody
(Sent via mobile)

From: [Rebecca Schreiner](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed STR Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 11:11:50 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. I am a STR owner. I live in Leavenworth and reside less than a mile from my STR. I monitor the condo and guests very closely. Especially with Covid-19, STR units give people the opportunity to safely social distance while traveling responsibly. Hotels do not offer private entrances, private kitchens, etc. like STRs can. They are a vital part of Leavenworth's economy and safe way for us to welcome visitors back.

Thanks,
Rebecca Schreiner
428 Ski Hill Dr, Leavenworth WA 98826
5093930520

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submission into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:10:34 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: gerry cutler <gerryc122@gmail.com>

Sent: Tuesday, June 16, 2020 11:27 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

Subject: Submission into Record for STR Public Hearing

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

Dear Chelan County Planning Commission:

We started building our family vacation and planned retirement home up Eagle Creek road nearly 20 years ago. Due to the economy in my industry and rising costs of home ownership in the county in recent years, we have had to begin renting our home on a part time basis. 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 regular discussions with our neighbors, who are supportive and helpful in our efforts to responsibly manage our STR. All our neighbors have our contact information and that of our management company, should any issues or concerns arise.

We have strict rules on numbers of visitors at a time and do not allow weddings or parties on our property, and have always supported local businesses by having brochures and written experience suggestions on hand in our home for visitor's to reference. This has increased revenue in the local area and cities. It also provides increased direct tax revenue to the cities.

We agree regulation is a good way to manage all types of rentals, but also feel regulation is not effective if not relative to those being enforced, so should not the current regs be enforced consistently to all to measure the impacts, prior to imposing more regulation that may have detrimental impacts?

Some 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 home-owner who needs to rent to be able to afford his home (whether able to be on-site themselves or have to use a manager) is a very different situation from companies that own multiple homes or complexes, cluster subdivisions having multiple short term rentals, etc. and are full-blown businesses. Taking away the total ability to rent in the first case results in a loss of income, which in turn can cause loss of home, limit the home owner's ability to enhance or even maintain the home properly. In the latter case, limiting rentals may impact revenue, but not cause total loss to the owner.

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!

In Summary:

- Existing STR's should be grandfathered in and exempt from new regulations.
- The current nuisance codes should be consistently enforced and the results measured, prior to implementation of additional codes.
- This process should not be rammed through because some of those involved seem to have a "don't confuse me with the facts, my mind is made up" attitude. Appropriate studies and analysis of the potential impacts should be performed by an impartial party, prior to code changes.
- This process should be given more time due to Covid to provide equal access for all people to Public Hearings, and analysis of the results of those hearings.

Thank you

Gerry Cutler

Eagle Creek (Leavenworth) Homeowner

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:10:24 AM
Attachments: [image001.png](#)

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From: Sarah Butler <butlerserviceswa@gmail.com>
Sent: Tuesday, June 16, 2020 10:35 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 Commissioners,

My husband and I own multiple service businesses in Leavenworth and have for almost 20 years. We are so thankful that we get to live and play in this beautiful place and that we are able to employ others and enable them to do the same. We are grateful for all of our customers, homeowners from Cashmere to Stevens Pass! Business is good. It is good for locals. It is good for tourists. It is good for taxes. It is one of the driving forces of a healthy community. Locals who are blessed enough to live here in this county full time get to eat at nice restaurants, shop at great stores, and have services provided to them in large part because we are a tourist destination. Tourism and all aspects of it is our industry and we need to not forget that. People from all over bring their money and spend it here. That is a good thing for us!

Please consider the ramifications of closing and/or limiting vacation rentals in our county and city. They serve a purpose and are an important part of industry here. Remember! When you and your families (kids, cousins, grandkids) want to visit a beautiful destination and stay together in a home, it is the vacation rental industry that allows you to do that.

We believe that the county should wait until the Covid situation, which is stressful enough on

everyone, is over before making any decisions. This opportunistic timing of trying to push through any new rules and regulations when people's anxieties and frustrations are at a high gives the appearance of abuse of and manipulating the current circumstances towards one's agenda. That makes us fearful of trusting our leaders.

Thank you for reading and for considering all sides of this issue openly and fairly!

The Butlers

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Nightly Rentals Input
Date: Wednesday, June 17, 2020 11:10:04 AM
Attachments: [image001.png](#)

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From: P Murph <pmurph53@hotmail.com>
Sent: Tuesday, June 16, 2020 9:42 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Nightly Rentals Input

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

Hello, I would like to be on record as opposed to Short Term Rentals in residential neighborhoods. Until you have lived near one, you have no concept on how your life at home can be impacted. Night after night of noise, traffic, light pollution, campfires during fire season closures, fireworks, outdoor speakers cranked up, speeding cars, garbage, cigarette butts, strangers trespassing on your property with dogs, drunken yelling, obscene language, cars stuck in private roads in the winter, sledding on private roads in winter, cars parked on others property, no limits on daytime use by dozens of visitors, lack of enforcement by County law enforcement while at the same time law enforcement says there are no problems.

The image proponents want to have you think of is a nice quiet bedroom or two rented out to some retirees who are there to write a novel or work on meditation. The reality is more like fraternity row at a college. Have you ever lived next door to a house that had 10 people per night in it? How about 16, or 20? These are commercial hotels. They do not belong in residential areas under any Tier 1, 2, or 3 classifications.

The number of STR's in a given area should be restricted to a specific percentage. The STR's need to be limited to a small number of clients, maximum 6, to maintain some resemblance of

a residential zone. The owners or manager need to be on site to deal with issues. STR's must not be grandfathered in. There must be regulations with teeth, and then enforcement of those regulations needs to be a priority.

We have written letters, attended meetings, and testified in person about this scourge for 9 years now, with the County having adopted a laissez faire attitude in the face of legal threats from entities such as the Leavenworth Chamber of Commerce. In the meantime, the number of STR's has exploded in a modern-day gold rush.

This is our home. We scrimped and saved and paid the monthly mortgage on time for 25 years, having to make sacrifices on what we could do with not much money available. We have been County residents for over 40 years. We want this to be our sanctuary, our place of normality in a crazy world. Instead, we feel that we have been violated by the enormous impacts of STR's. This needs to stop! There is a place for rentals in a commercial zone, not in residential areas!

Thank you for your attention.

Patrick Murphy
91 Murphy Highlands
Leavenworth, WA 98826
548-7757

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: for your consideration
Date: Wednesday, June 17, 2020 11:09:40 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: James O'Connell <pastorjames@icloud.com>

Sent: Tuesday, June 16, 2020 8:48 PM

Subject: for your consideration

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: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:09:30 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

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From: Rose Ann McRoberts <outlook_D196F75F4A7F39DD@outlook.com>

Sent: Tuesday, June 16, 2020 8:30 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 strongly oppose the effort to add additional county regulations to the Short Term rentals already regulated by the state. At this time there is little to no enforcement of the current codes which would address most if not all of the complaints against a STR property and quell the dissatisfaction of those opposing STR. It has been proven that STR properties are no more a nuisance than any other rental property or hotels.

From my attendance at the last council meeting, it seems that the council members are under the mistaken impression that STRs are ILLEGAL. STRs have been legal in Chelan County since 1991 and the court has upheld that they are a basic residential property right.

There are many negative effects of severely restricting STR but just several are:

- If new regulations are enacted, more enforcement is going to be needed and it is proven that the county cannot enforce what is already on the books. If those people think that NEW regulations are going to stop the bad behavior of a few of these properties, they will be sadly disappointed. Has the county set up a budget for the additional expense of enforcement?
- The income that is received by the county from taxes, tourist activities, jobs supporting the STR business will be severely curtailed. Please review the proven income results of the current STRs. Will those who want to do away with STR be willing to pay additional taxes to support

our county.

There has been a very vocal minority that is against STRs, but they do not consider the many people that benefit from them. Many owners could not afford their property without the extra income, so I believe the value of most properties in the entire area will drop. This will affect everyone who owns property, not just STRs. And that would surely affect the property tax income collected by the county.

If you are forced into more regulations, at least set up Public Hearings which can be attended by everyone personally. Everyone should be given the right to express their opinion.

Rose Ann McRoberts

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Wednesday, June 17, 2020 11:09:20 AM
Attachments: [Image001.png](#)

Deanna Walter, AICP

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From: Trent Sanden <sandenak@aol.com>

Sent: Tuesday, June 16, 2020 5:23 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

Cc: Trent Sanden <sandenak@aol.com>

Subject: Submit into Record for STR Public Hearing

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

Greetings

I bought my house to be able to enjoy Lake Chelan. In order to help offset the expenses we hired a reputable and responsible property management company to reserve guest bookings for us. We have not had any negative experiences or concerns communicated in regards to our property from our surrounding neighbors as we abide by the good neighbors act. The management company makes sure to keep the property clean, the trash is appropriately handled and the quiet hours are honored/met. When you work with a responsible management company and the County, there should be no issue with operating a short term vacation rental.

I feel that it would be wrong to pass an order that is detrimental to our economy and personal financial obligation during a time of mandatory state shut down and while people are defending their livelihood and not paying close attention to other topics.

I believe the following

- Existing STR's should be grandfathered in and exempt from new regulations.
- Enforce the current nuisance codes!
- Demand that this process be delayed due to Covid to provide equal access to Public Hearings.

Thank you for your time and effort.

Take Care,
Trent Sanden
425-749-2768
Manson property owner.
Sandenak@aol.com

From: [F.R](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 10:41:29 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.

--

Kind Regards,
Frank Rutledge

206.250.2465
frank@frankrutledge.com

~A passion for all things Real-Estate related!

From: [Twyla Steinburg](#)
To: [CDPlanning](#)
Subject: [CD Planning]Leavenworth Lodge
Date: Wednesday, June 17, 2020 10:40:08 AM

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

I am writing again to urge you to take in to consideration the grandfathering in of the Leavenworth Lodge owned by Nathan Newell.

Forcing them to follow the new code would put them out of business. The Lodge was built following all code specifications. It serves as a unique opportunity and purpose for Family and corporate retreats and special group functions.

Forcing them to a capacity of 10 would put them out of business. The number of occupants should be in "proportion to the size of building, lot size and reputable record of establishment."

Leavenworth Lodge does not fit the same criteria as the majority of summer rentals.

It has an outstanding record in compliance with current codes regarding noise, street parking and garbage.

Current codes only need to be enforced. Fines or ticketing will work in keeping owners accountable.

Mr. Newell is a man of integrity. He put his blood, sweat and tears into this wonderful business project and he followed all guidelines of the county. He has great pride and markets to groups that will treat the property with respect and compliance to rules.

He and his family depend on this source of income. Like I said before, this is a unique lodge. It would be a down right atrocity to force them out of business when they were compliant in all directions of the county when they built the lodge.

Sent from my iPhone

Sent from my iPhone

From: [Andy Groce](#)
To: [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Subject: [CD Planning]Limiting Capacity for Vacation Rentals
Date: Wednesday, June 17, 2020 10:36:33 AM

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

I don't own a vacation rental, but I do know those that do and those that rent them every year. Please do not limit the capacity to 10 people. Families will be forced to rent two homes that are near each other rather than simply one large facility. My extended family has been renting homes every summer for the past 17 years (mostly in Chelan county). There are 14 of us and we have enjoyed Chelan county everytime we all come together as a large family. If there is a limit we will no longer vacation with my entire family in Chelan county. Even if we did we would still eat together, play games together, and have our family fun together but it would force us to rent two homes near one another which would be a huge extra expense. Not only will this new regulation have drastic consequences on tourism in Chelan county it will also harm large rental properties that can house over 10 people and potentially put them out of business. Please do what is right for those with vacation rentals in Chelan county by scrapping this new regulation.

There isn't a need for new regulations, especially for those rentals that have been thriving for years. You could at least grandfather those that do house more than 10 people. You should not be moving the goal post so to speak. If the issue is with noise, garbage, parking, etc. how about enforcing those violations with tickets to the renters instead of harming the business owners.

Do the right thing and do no harm to small business owners in Chelan county.

Andy Groce
Cashmere, WA

From: [Sharon Crockett](#)
To: [CDPlanning](#)
Subject: [CD Planning]Strongly oppose reducing STR Lodging!
Date: Wednesday, June 17, 2020 10:23:34 AM
Attachments: [image001.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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!!

Sharon Crockett

TEAM
Crockett



SHARON CROCKETT
SENIOR LOAN ORIGINATOR

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From: [Phyllis Mills](#)
To: [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [Nathan Newell](#)
Subject: [CD Planning]Chelan County Code Development Short Term Rentals
Date: Wednesday, June 17, 2020 10:15:36 AM

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

Planning Commission:

I am sure that your desire is to make the best decisions for Chelan County. Thank you for the time you spend investigating every possible option for the good of the people. Confident that you are open to ideas that will bring the best results for the county, I am asking you to give careful consideration to the following:

1. Do not limit the capacity to 10 people since this will destroy larger vacation rentals and take much needed tourism away from Chelan County, forcing larger families or retreat groups to go elsewhere. Capacity can easily be determined by house size, lot size, and reputation.
 2. If you choose to create a code that limits size to 10 people, grandfather current vacation rentals and do not force them to follow the new code. Certainly you want to keep the tax base up by not having currently productive, inviting rentals standing vacant. Empty space like that is detrimental to more businesses than just the vacation rental. Consider the restaurants, other entertainment, and retail businesses that will suffer from the loss you would be creating.
 3. If the current code that forbids noise, garbage, and street parking is enforced by ticketing these nuisances with heavy fines that hold owners responsible, no new regulations will be needed.
- Carefully consider these ideas and do not discriminate against those who have worked hard to build a successful vacation rental business that brings much needed tourism into Chelan County.

Gratefully,

Phyllis Mills

Sent from my iPad

From: [Mike Smith](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: [NW Comfy Cabins](#); [Lorraine](#); [STRACC Board](#)
Subject: [CD Planning]Draft rules - STRs - for introduction to the Record 6/17/20 Hearing
Date: Wednesday, June 17, 2020 9:53:03 AM

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

To all concerned:

It is my understanding that many submitted comments prior to the last meeting never reached Decisionmakers. I would request a response to this one saying it has been received.

I'm an owner of one of the targeted STRs, and a long-time practitioner of land use regulation in Washington. The new Draft has changed considerably, and to the County's credit much of the change is good. This Draft is clearer than the last, and has patched some of the previous, glaring holes.

The good

Restating code requirements of parking, garbage, noise is beneficial. It is sensible to capture important rental considerations in one place, without adding to those existing regulations, already carrying enforcement mechanisms. Nuisance law already exists to address the outlier cases. Organization of these elements in the Draft is clear and commendable.

Not so good

The proposed permitting system would be a disaster. It reminds me of something Seattle would do. By County estimate, there are 1,535 STRs in its jurisdiction. Each would renew annually, meaning Staff would need to process an average of 30 permits per week, assuming every week saw an equal number of permits. It would be impossible to manage this seamlessly, and it's likely there would be weeks 100 or more permits would need to be processed.

This is what an agency might do if it were trying to justify growing its Staff numbers; the added workload burden would be tremendous. It would also add meaningless, expensive process to the many owners and operators of homes.

The BOCC has issued a statement of purpose in drafting these regulations, responded to by section below:

The Board of Commissioners intends to adopt code that addresses the rapid proliferation of short-term rentals in Chelan County. The BOCC wishes to protect the character of residential communities across the county, while allowing for property-owner income from short-term rentals. The BOCC recognizes that STRs are an important part of our economy. However, while many owner/operators manage their properties responsibly, many clearly do not.

These rules are on the books today. Singling out one specific use for separate treatment represents

uneven application of the law, and carries the appearance of arbitrary rulemaking. I filed a Public Records Request for all complaints and resolutions relating to STRs for the last 3 years. While there were seven stated complaints, most were misfiled. Example – one complaint over a “rented shed” was for an illegal structure, built without permit. Another was for an unsafe structure that was being rented. Both these should be filed as building code violations first – not rentals.

In the last 3 years, County found **ONE** legitimate complaint. This “goal” does not address any real problem seen by the County today.

Chelan County needs the tools to ensure that all STR owner/operators meet a minimum set of standards. Those standards may include, but are not limited to: parking, garbage, noise, trespassing, privacy, septic capacity, fire risk, consumer safety, signs, hot tubs, pools and spas, occupancy limits by zone and neighborhood, density by zone and neighborhood, commercial and liability insurance, and the availability of STR owner/operators to respond to a complaint within a short-time frame.

Most of these standards are in existing code, with existing enforcement mechanisms. Restating the rules in a consolidated location makes sense, but concocting new rules targeting single uses smacks of capricious legislation.

To ensure that these standards are met, the BOCC wishes to impose an annual registration fee for STRs to finance the following: fire marshal inspection, health district inspection, permit processing by Community Development Department, and code compliance cost recovery. Enforcement should be sufficient to allow for closure of short-term rentals that repeatedly violate code.

The code isn’t set up with just a “registration fee”, rather it has a mandatory, annual permit requirement. These permits will be magnets for a small minority of community activists, thrusting County Staff into the middle of private disputes. Further, the structure of the system with its growth limits could cancel an individual property’s ability to rent forever.

Interestingly, if the County wished to install a true *registration fee*, without all the punitive aspects proposed in the Draft, it would be able to accomplish these health/safety protections without creating the perverse Permitting systems the Draft actually does.

Nothing in the code will be inconsistent with RCW 64.37 or with the Manson and Peshastin Urban Growth Areas. The BOCC wishes to have this process completed by August 2020

It would lead to better policy outcomes to let code development proceed toward best policy rather than chasing schedules.

Not stated in the BOCC Goals

A number of inevitable, yet unaddressed outcomes, would arise should the Draft become law:

1. Real estate market disruptions – How much economic study has been done on this? It would

- be a massive market disruption.
2. Vacation cancellations – Every permit failure would have many, many vacations canceled. Is that the message Chelan County wants to send?
 - a. This Draft would literally ruin people's holidays
 3. Yet-unexplained eventualities
 - a. What threshold has to be crossed to cancel a permit?
 - b. What would be the qualifications for reinstatement?
 - i. Would an owner go to the 'back of the line', which could take years – even decades?
 4. Draft is unclear – is it contemplated each structure would need Fire and Health inspections *every year*?

Anything not explicitly covered in the Code text would have to be invented by Staff as administrative policy, while some eventualities would be impossible to address as such.

Closing

While the Draft has curved in a positive direction in multiple regards, the Permitting sections should be scrapped entirely. Any cost/benefit analysis would show severe weighting against such a scheme. Staff should be directed to remove all references to Permitting in future Drafts as this process continues.

Thanks very much for your time,

Mike Smith
2220 Riffle Dr.

From: Mike Smith
Sent: Tuesday, May 26, 2020 11:39 AM
To: CDPlanning@co.chelan.wa.us; kevin.overbay@co.chelan.wa.us; bob.bugert@co.chelan.wa.us; doug.england@co.chelan.wa.us
Cc: NW Comfy Cabins <info@comfycabins.com>; Lorraine <lorraine_lokosh@hotmail.com>; STRACC Board <info@straccwa.org>
Subject: Draft rules - short-term rentals

Good day all,

I've worked directly in Washington land use regulation for nearly 30 years, and respectfully present some critique of draft rules on short term rentals below.

My wife and I were recently able to buy a home near Lake Wenatchee, which will be our retirement as soon as we're able. In the meantime, we rent to offset costs. We followed the draft rules, and commented last year. Improvements have been made, though major issues remain. A few elements of concern:

Protecting neighbors:

Provisions to protect neighboring properties are created – all of which refer to existing code:

Proposed 11.93.380(8) The short-term rental shall be operated according to rules of conduct approved by 86 the County that prevent the following disturbances to area residents:

(A) Trespassing that violates Chapter 7.32;

(B) Noise that violates Chapter 7.35;

(C) Off-site parking location for guests and visitors must be consistent with Chapter 11.90;

(D) omitted

(E) Portable fireplaces/pits must be able to be locked when burn ban is in effect. 92 Visitors shall comply with Chapter 7.52

Laws inherently must be followed - new laws are not needed to reinforce their efficacy. Failure to comply with any of these issues also would qualify as nuisance. Everything the County needs to enforce against bad behavior, against a distinct minority, is already in the code.

Permitting:

There is a lot to dislike about the proposed permitting requirements. The overarching problem is these permits would be magnets for emboldened complainers and headaches for everyone else. This hasn't changed from last year.

The Property Management Plan, filed with Administrator, instructs ornery neighbors to file multiple violations, attempting to overcome their failure in the courts – shutting down short-term rentals. The 'plan', 'on file', would attach to an annual permit, which could be shut down by loud complainers. One or two vocal activists could close a rental, which would be a travesty. It would put Staff in a terrible position, refereeing between private parties. I guarantee Staff would rue passage of any rule resembling this draft, immediately upon adoption. There is nothing good about any of this, handing opponents an arsenal. Focused attacks could shut down rentals for a year, practically speaking forever.

This framework is far more a measure on the quality and predilections of people surrounding rental homes than the companies running them, or guests, the vast majority of whom are responsible. What happens when a property gets 'shut down'? We have guests booked this upcoming weekend, and months out. Rental opponents would be able to cancel those people's vacations? How much lead-time is planned before giving property owners and their guests eviction notices?

This is bad architecture, promising to be rife with headaches for everyone involved. Unlucky owners with reasonable neighbors would bear the brunt. Enforcement would be highly uneven, based mostly on these neighbors. Basic management – narrowing Enforcement parameters and establishing conditions like ‘when could a property reapply for permit’, and ‘what would be the conditions for reinstatement’ are missing entirely. Consequently, these huge questions would be made up on the fly by Staff, lacking any code guidance whatsoever.

General:

Over the last year, this is the third measure to be considered limiting nightly rentals, carrying appearance of a concerted attack on this valuable community resource. Nightly rentals fill a space that other accommodations, such as hotels, simply can’t. Hotels are limited in location, and their small-room format is restrictive. People want homes away from towns, that allow bigger groups to congregate, cook, celebrate together.

These are a considerable engine of economy in the County, which the draft implicitly acknowledges. There is no doubt these regulations would punish everyone for actions of a few. And regulatory response to those bad actors is already on the books in County Code.

This draft is a solution looking for a problem. I've requested records of all nuisance and other code violations for the last 3 years. How much study has been done about the prevalence of complaints, and the causes thereof? None of this is explained in the public materials.

Please send this draft back for a comprehensive rewrite.

Thank you for your time and consideration,

Mike Smith
2220 Riffle Dr.

From: [Joyce Williams](#)
To: [CDPlanning; nnewell@gmail.com](#)
Subject: [CD Planning]Vacation Rentals
Date: Wednesday, June 17, 2020 9:51:51 AM

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

Have a heart!

- 1) Do not limit capacity to 10 people. This will destroy the businesses and force large families to vacation elsewhere. Capacity can be determined by house size, lot size, and reputation.
- 2) Grandfather current vacation rentals and do not force them to follow new code.
- 3) No new regulations are needed. Enforce the current code that forbids noise, garbage and street parking. Ticket these nuisances with heavy fines so owners are held accountable.

Let's be sensible--we desperately need to RECOVER . . . not make things worse!

Joyce Williams

Chaplain and Counselor

From: [michael.mills](#)
Subject: Proposed changes to short-term rentals
Date: Wednesday, June 17, 2020 9:37:48 AM

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

Chelan County officials,

As members of the vacationing public, we ask you not to limit the number of people staying in vacation properties to 10, as this favors some families and discriminates against others, and force many of the businesses to fail. Let the size of the house determine capacity, and enforcing current regulations on noise and street parking with fines will be a more fair way of controlling vacation rentals.

At the least, grandfather in current vacation rentals and apply new regulations to new rentals.

Thank you for your consideration.

Yours,
Mike Mills
Clemmons, NC

From: [Bob Bugert](#)
To: [RJ Lott](#)
Cc: [Doug England](#); [Kevin Overbay](#)
Subject: FW: Vacation Rentals . . . No New Regulations!
Date: Wednesday, June 17, 2020 9:29:56 AM

RJ—

I am not sure if you are receiving these BCC messages, so I will be passing these on to you. It's important that we include these in the public record. Let me know if you are receiving these.
Thanks

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

From: Josh Burlingame <paratusxsos@gmail.com>
Sent: Wednesday, June 17, 2020 9:25 AM
Subject: Vacation Rentals . . . No New Regulations!

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

Good morning!

I am writing in regards to the proposed new regulations for vacation rentals. At a time when *our entire country has been heavily impacted socially, economically, and ethically*, the role of trusted government officials like yourself should be one of *boosting economic growth* wherever possible. The culture of the Leavenworth community is based heavily on its tourism and recreation industry and new measures to stifle the health and future growth of vacation rentals not only harms small businesses in the community, it also harms *the people and culture of our state who desperately need safe and healthy places* to vacation as families. Crushing vacation prospects for larger groups and families will force them to other communities and damage the economic health of Leavenworth.

The addition of new regulations without first pursuing current enforcement also weakens your role as a policy maker. If we could *pursue enforcement of current noise, trash, and parking abatement policies with appropriate fines for violators*, the need for new regulations wouldn't be necessary and your reputation amongst the community you serve would be highlighted and elevated. Respect for new laws is contingent on appropriate application of the old laws. Without enforcement of current codes, *rule breakers are rewarded and law abiding tax payers are penalized*.

Please do not pass new regulations limiting vacation rentals to only 10 persons!

[Josh Burlingame](#)
509-423-5758

From: [RC](#)
Subject: 2020 Short Term Rental Public Hearing 6-17-2020
Date: Wednesday, June 17, 2020 9:29:00 AM

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

Planning Commissioner –

I would like to voice my concern with the proposed capacity limit of 10 people across the board for short term rentals. Personally as a family of 9 (2 parents, 7 children), this essentially restricts us from ever enjoying a short term rental with another family or extended family for a family reunion or celebration and enjoying the wonderful attributes and areas of Chelan County, especially the tourist focused area in and around Leavenworth.

While I understand there may be concerns with managing the size of short term rentals, I believe they should be scalable based on house size, lot size, on-site parking capacity, history of complaints etc. One size does not fit all.

I would also like to remind the Commission that existing single family and multi family household sizes cannot be legislated. How many households currently in the county have more than 10 due to larger family size or multigenerational households? I think equitable treatment needs to be at the forefront in making this decision.

Thank you,
R. Brandon Carver
Washington State resident

From: [Josh Burlingame](#)
Subject: Vacation Rentals . . . No New Regulations!
Date: Wednesday, June 17, 2020 9:24:58 AM

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

Good morning!

I am writing in regards to the proposed new regulations for vacation rentals. At a time when *our entire country has been heavily impacted socially, economically, and ethically*, the role of trusted government officials like yourself should be one of *boosting economic growth* wherever possible. The culture of the Leavenworth community is based heavily on its tourism and recreation industry and new measures to stifle the health and future growth of vacation rentals not only harms small businesses in the community, it also harms *the people and culture of our state who desperately need safe and healthy places* to vacation as families. Crushing vacation prospects for larger groups and families will force them to other communities and damage the economic health of Leavenworth.

The addition of new regulations without first pursuing current enforcement also weakens your role as a policy maker. If we could *pursue enforcement of current noise, trash, and parking abatement policies with appropriate fines for violators*, the need for new regulations wouldn't be necessary and your reputation amongst the community you serve would be highlighted and elevated. Respect for new laws is contingent on appropriate application of the old laws. Without enforcement of current codes, *rule breakers are rewarded and law abiding tax payers are penalized*.

Please do not pass new regulations limiting vacation rentals to only 10 persons!

[Josh Burlingame](#)
509-423-5758

From: [Leigh, Emily M](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Cc: [Pitstick, Stuart W \(stuart.w.pitstick@boeing.com\)](#)
Subject: [CD Planning]RE: New STR Regulations: for this evening's public hearing
Date: Wednesday, June 17, 2020 9:08:38 AM

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

My husband and I plan to move to Leavenworth once we retire so we recently bought a home on Icicle Road. Since there is a gap between when we can reside here full time and when we retire, we made a plan that would make this possible. The plan includes utilizing our house as a short term rental during the times that we are not personally here. This will secure our place when the time comes to retire and also provides a source of housing for tourists or folks that are considering moving here but want to test the waters.

It seems appropriate *and* prudent to enforce the current nuisance codes before creating new ones and in order to hear from the public, this process should be delayed until after covid. We do not agree with costly permits that are revokable, non-transferable and have an impact on the resale value of our home. Not that we plan to sell but should something happen where we are forced to, this could be damaging. We already pay taxes in this town and have thousands in upkeep so why would there be an annual fee? It is more like a penalty or punishment!

To address some of the most frequently raised arguments against STR's, we are providing some additional insight.

Argument: "Short-term rentals are party houses that create noise and parking problems"

Noise, parties and general disruption to the community are one of the reasons we opted to use the house as a short-term rental instead of looking for a long-term tenant. We felt short-term guests would create less wear and tear and that we would have more control over who was in the house. Platforms like AirBnB, VRBO, and Home Away include rating systems that evaluate both guests and hosts.

Hosts can set rules prohibiting parties and specifying parking rules. Generally, short-term guests will stay a weekend to a week max. Hosts who get loud or unruly guests can turn to the rental platforms for recourse; in dire cases, guests may be asked to leave the property. However, there's ample motivation for guests to be on their best behavior because they know hosts will rate them following their stay. Conversely, living next to a loud long-term renter can be a big problem, and it can take more than a year to evict an un-neighborly tenant.

We, as hosts, expect courtesy and respect to our home as well as our neighbors. We talk with our neighbors and let them know this is not allowed and if it happens, we and the management company WILL step in and stop it.

Argument: "Living next to a Type 2 short-term rental is like living next to a vacant house"

The argument here is the lack of a consistent neighbor who is in the house every day. Most short-term guests stay over the weekend, so when a house is rented Thursday through Sunday each week, it is vacant Monday through Wednesday. The argument that the house is unoccupied half the time doesn't hold water for several reasons.

First, a Type 2 short-term rental looks nothing like a vacant house. Most vacant homes in our neighborhoods have peeling paint and overgrown yards. Some are boarded up. They attract graffiti

and crime and do not contribute to the neighborhood.

Our rental is well maintained, inside and out, creating a beautiful mountain retreat feel space for us to live in when we are here as well as our guests. Our neighbors love the work we have done as it helped increase value for their homes as well. We maintain our outdoor space, new paint, and updated deck railings. On the days it is unoccupied, my husband and I are on the property doing maintenance and restocking consumables. All of the neighbors know us and our kids. We keep it in top condition because we want good ratings from our guests AND we plan to live here FT as soon as we are able.

Second, the vacant-house argument reaches into the realm of trying to control how neighbors use their home. If the house was occupied by a long-term renter or owner who travels three days a week for a job, neighbors could not possibly expect the City to entertain complaints about the house being vacant.

Argument: "Most Type 2 short-term rental owners are out-of-town corporations"

My husband and I are among hundreds of regular people across the city operating an STR with care and thought. We are sensitive to our neighbors' concerns, and we care about the neighborhood our rental is in. We have discussed with our neighbors what we can do to make the experience positive including building fences together for additional privacy.

The proposed ordinance could prove costly for STR owners and seemingly aims to force regular folks like us out. Some may stop hosting, which would leave those out-of-town corporate hosts without local competition. Hosts like us spend their money in Leavenworth, and we always recommend local businesses to our guests. If we are all driven away by burdensome permitting requirements, etc, only the corporations will be left, and that money won't go back into the Leavenworth economy.

Argument: "STRs contribute to Leavenworth's housing crisis"

We paid market rate for the house we rent out short-term. If we hadn't, someone else would have – either way, it would not have been classified as "affordable." Most STRs are like ours: renovated, decorated, and in high-demand areas of town. STRs are not the solution to affordable housing, and they are not the cause of the shortage.

The house was on the market for more than a month when we looked at it and there was not a line of people waiting or putting in offers. The market inventory has been low for years.

There is no property available for people who want to live here –Out of town responses – I

understand people responding that were directly impacted by a one-off situation or with STR's on each side of them but why are there many responding that live way out of town? We were approached by a woman on the Icicle Ridge trail that stopped us and basically interviewed us about where we live and if we were "Locals", asking for and writing down our names and attempted to reel us into an effort to oust short term renters. Please look at where the responses are coming from because I believe some are simply recruits making it seem bigger than it is duplicating one person's stance.

RESIDENT RESPONSES: We also read thru many of the arguments and had to re-read them to try to make sense of them. Common concerns with no objective evidence provided.

Argument: "STR's degrade the economy"

According to multiple reports STR's generate tax revenue and spent more than the average resident at shops and dining so this is an untrue statement.

SUMMARY: We agree that there should be more done to control irresponsible renters showing no respect to neighbors and this community. We certainly DO NOT want those type of people in our home. We also think that the property management companies that pack as many people in as

possible need to be given strict ruled and if they do not comply they can have their license pulled. If people want to stay here it should be very apparent in signage at the property and in the agreement that if they violate the rules they will be asked to leave without refund since it would be violating the agreement. As far as people reporting that the lack of "present" owner created damages to their property this again is poor property management. I see a huge lack of focus on identifying and addressing the REAL problem. I hear a lot of opinions with no solutions except just to stop STR's. There is a balance here and it starts by identifying root cause and apply a solution then BETA test it. **Please do not let a few bad apples upset the whole apple cart.**

From: Leigh, Emily M
Sent: Wednesday, May 27, 2020 4:26 PM
To: 'CDPlanning@co.chelan.wa.us'; 'kevin.overbay@co.chelan.wa.us'; 'bob.bugert@co.chelan.wa.us'; 'doug.england@co.chelan.wa.us'; 'info@straccwa.org'
Cc: Pitstick, Stuart W (stuart.w.pitstick@boeing.com)
Subject: New STR Regulations

From: Pitstick (US), Stuart W [mailto:stuart.w.pitstick@boeing.com]
Sent: Wednesday, May 27, 2020 6:34 AM
To: Leigh, Emily M
Subject: Submit into the Public Record

My wife and I plan to move to Leavenworth once we retire so we recently bought a home on Icicle Road. Since there is a gap between when we can reside here full time and when we retire, we made a plan that would make this possible. The plan includes utilizing our house as a short term rental during the times that we are not personally here. This will secure our place when the time comes to retire and also provides a source of housing for tourists or folks that are considering moving here but want to test the waters.

It seems appropriate *and* prudent to enforce the current nuisance codes before creating new ones and in order to hear from the public, this process should be delayed until after covid. We do not agree with costly permits that are revokable, non-transferable and have an impact on the resale value of our home. Not that we plan to sell but should something happen where we are forced to, this could be damaging. We already pay taxes in this town and have thousands in upkeep so why would there be an annual fee? It is more like a penalty or punishment!

Please add us to all future public meetings and let us know what we can do to be involved,

Thanks!

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From: Barb Knapp
To: CDPlanning; Kevin Overbay; Bob Bugert; Doug England; CD Director
Cc: info@straccwa.org
Subject: [CD Planning] Purposed regulations on STR's
Date: Wednesday, June 17, 2020 9:08:03 AM

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

Greetings,

We are asking this letter to be put into the county record. My husband and I are very concerned about your current proposals to regulate and restrain STR's in Chelan County. We would ask you to consider the current status of our economic disaster both locally and nationally. All families have been hit in one way or another including all of yours. It seems remarkable that you would charge forward with adding further undue regulations upon your community at this time. We are asking that you consider what your actions are doing to harm rather than help during this time. **You are in a position to help or to harm, we trust you are offering help and hope for the future of this entire county by listening to ALL of those affected by your actions.**

We own and operate a large **8 bedroom 9000 square foot home located on 3 acres overlooking the Wenatchee River in Leavenworth.** We take our business very seriously and support our community in many ways, including landscapers, house cleaners, window washers, painters, appliance repair etc etc. These are your constituents and they need to be considered in your process as well! Several of our neighbors also own STR's and we work together to ensure a safe and positive impact on our community. We team up to help each other keep our businesses as excellent responsible operators. We are in the unincorporated area of Leavenworth in a rural setting. All eyes are on each others homes to create a remarkable place for those visiting our beautiful town of Leavenworth. **We are NOT the community of complaints you are trying to regulate!**

We ask you to please understand that **all homes are not the same. Limiting us to a 10 person maximum would destroy our business** understanding we currently are booked into next summer 2021. Can you imagine having to refund all of those bookings and turning these folks away from our town? We simply could not pay for the upkeep and continued improvements with cutting our business model in half. We ask that you make clear provisions for process (immediate and timely consideration) to your proposed guest count. Please don't throw away our hard work as if it never mattered. Again we would invite you to see our home and to understand clearly what you are dealing with. **Feel free to call us for a tour so that you can not just sit behind a desk and make rules that impact our business in such a harmful manner. Do your "homework" before passing new regulations! You need the full picture before you can make wise and effective choices for the future of your community!**

We are also very disturbed to hear you are considering removing all future sales of STR properties to not include the business as established. As you can well imagine this will greatly affect the value of all STR's homes/business. It seems an unfair and ill conceived process for all who have worked so hard to be the support system of our communities thriving tourist industry. **We pay taxes on ALL of our business and have done so from the beginning.** With your additional moratorium on future vacation rentals startups added you will effectively eliminate this industry over the course of time. **You are coming at this industry front and back - clearly you have intentions to end this industry through your efforts.**

Please don't lump all of us into your bad list - we are good folks working hard to make our towns and communities a beautiful destination for those who desire to come spend their hard earned money to keep all of us employed - especially in light of today's hardships. **OUR HOME WAS BUILT TO BE SHARED!**

Thank you for your time and consideration,
Dennis & Barbara Knapp

Owners/Operators The Grand River Lodge
844-484-3472
VRBO 631085

***Please call for a tour - we would be proud to show you what running a great STR looks like!**

From: [Barnette, Donnell](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 9:02:33 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.

Furthermore, aren't vacation rental the safest option in these times. They contain one family unit at a time, can be fully sanitized between stays and because they are separate living areas reduce the risk of travelers gathering in other establishments. People who travel in vacation rentals often choose to eat many of their meals within the home they are staying, again reducing the risk to the overall community.

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From: [Scott Smith](#)
To: [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); ["nnewell@gmail.com"](#); [CDPlanning](#); [CD Director](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); ["nnewell@gmail.com"](#)
Subject: [CD Planning]Vacation Homes Chelan County
Date: Wednesday, June 17, 2020 8:38:50 AM
Attachments: [image002.png](#)

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Dear Sirs/Mesdames

As a tourist visitor to your beautiful county, I would like to request that you not alter the existing rules and regulations for vacation rentals. I have a large family and such homes that can accommodate my family on vacation are essential.

Certainly, if such changes are made, existing homes should not be subjected to size and use limitations.

We understand you have codes in place that regulate such usage and, if enforced, should allay your concerns.

Thank you for your consideration of these views.

Scott A. Smith

Attorney



Please note new contact details below:

24 Corporate Plaza Drive, Second Floor, Newport Beach, CA 92660

Phone: (949) 520-7248 / Facsimile: (949) 520-7240

scott@scottasmithlaw.com

Advocate



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From: [Carmen Totev](#)
To: [Carmen Totev](#)
Subject: vacation rental regulation
Date: Wednesday, June 17, 2020 8:38:18 AM

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Hello,

We are writing on behalf of our long-time friend Nathan Newell, who owns and operates a vacation rental, The Leavenworth Lodge. We understand that Chelan County is again pursuing changes to force out larger vacation rentals.

While some owners are negligent, many are top notch and law abiding, such as the Newell family. Nathan Newell and family have a long-standing history of being upstanding citizens who make every effort to serve clients, enforce legal practice, respect neighboring entities, and boost the economy by bringing tourism and employing a local work force. Bringing in county and business income is especially critical in this season of COVID-19 crisis.

Pushing this legislation unfairly punishes quality vacation rental owners. The laws in place should be enforced with higher fines to target the law-avoiding owners; this should be the county's focus, not the law-abiding owners. We are also asking that you do not limit capacity to ten people, and grandfather current vacation rentals without forcing them to follow the new code. Capacity can be determined by house size, lot size, and reputation.

We Americans value free market competition, enabling both small and big companies to thrive. This legislation would put many families out of business and increase corporate dominance. Additionally, the loss of these businesses would drive up prices for available rentals and hotels. As a family who vacations in Leavenworth yearly, we might be priced out with increased cost.

Please include this communication in public record.

Thank you for your consideration.

Sincerely,

Jonathan and Carmen Totev
Everett, Washington

From: [Zelda Holgate](#)
To: [CDPlanning](#); [CD Director](#); [Doug England](#); [Bob Bugert](#); [Kevin Overbay](#)
Subject: [CD Planning]STR regulations
Date: Wednesday, June 17, 2020 8:32:21 AM

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For the record,

When I speak tonight I will spend my two minutes sharing as a short term rental professional who has been in the business for 25 years. I have been in this fight for a long time, asking for a seat at the table, asking to be heard and have not been. Oh, I have been given the opportunity to speak and share but you haven't listened. You are all just going through the motions to get to the point that the County Commissioners can pass regulation.

As a professional, I have tried to work with you since 2017 on finding a solution to your perceived code problems with STRs. I was part of the team that drafted a proposal that has been submitted to you but you chose to go this route instead of that.

I haven't been heard but boy the opposition has this last go round. They actually have the ear of the planning commission and Berk Consulting in particular. There has been direct communication between the Peshastin Council member, Stan Winters and the head of Run, Barbara Rossing with Berk Consulting. You cannot tell me this is a fair and impartial process where you are listening to all sides and making fair and reasonable decisions.

This is how I see it. Doug England has a goal and a timeline. Wipeout STRs and do it before he leaves office. It doesn't matter what the people say...and by people I mean that at the last go round there were 63% who were in favor of strs and no additional regulation vs 37% who wanted more regulation. Push this through during a pandemic and via zoom which leaves many people unable to be a part of the process. I know you say it is fair and impartial and has access to all but I disagree. If it wasn't for England's push I believe the planning commission would wait until an in person hearing could be conducted.

I entered this fight never having experienced local government before. I am saddened and disheartened by the work of this commission and our board of commissioners.

Tonight will be painful for all and let's be honest, you have all made your minds up and it really is just a dog and pony show so you can say you had a hearing.

Zelda Holgate
Natapoc Lodging
www.natapoc.com
info@natapoc.com
509-763-3313
888-NATAPOC(888-628-2762)

From: [Dan Beardslee](#)
To: [Jim Brown](#)
Cc: [RJ Lott](#); [Deanna WalterCD](#)
Subject: STR's
Date: Wednesday, June 17, 2020 8:32:10 AM
Attachments: [STR 2020-06-05 talking points.pdf](#)

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Jim:

Please see attached comments on STR's that I would like to become part of the public input record on this issue.

Ironically, I can't attend the Planning Commission meeting tonight since I'm on the Douglas County Planning Commission and we have a meeting tonight as well.

Dan Beardslee, PLS

From: [Ross Kellogg](#)
To: [CD Director](#); [CDPlanning](#); [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#); nnewell@gmail.com
Subject: [CD Planning]Do not damage our our local economy
Date: Wednesday, June 17, 2020 8:12:53 AM

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

Do not destroy our local businesses with new unnecessary and harmful restrictions on vacation rentals. Here are some reasonable options—

- 1) Do not limit capacity to 10 people. This will destroy the businesses and force large families to vacation elsewhere. Capacity can be determined by house size, lot size and reputation.
- 2) Grandfather current vacation rentals and do not force them to follow new code.
- 3) No new regulations are needed. Enforce the current code that forbids noise, garbage and street parking. Ticket these nuisances with fines so owners are held accountable.

From: ezlivin5@frontier.com
To: [CDPlanning](#); [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#)
Subject: [CD Planning]STR"s
Date: Wednesday, June 17, 2020 7:28:46 AM

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

Hi,

My name is Mitchell Gaughan. I own a nightly rental just outside of Leavenworth, Washington.

What other businesses pay Chelan County every year to operate? Do long term rental pay a yearly fee? Does a Bed & Breakfast pay a yearly fee? Does a hotel pay a yearly fee? Is a Vacation Rental that extreme from those businesses? Is Leavenworth a typical Washington City? No, because we have a high tourism rate. If you limit housing, you limit guests. Limit guests and you limit commerce, revenue, jobs, and income. Over 52.4 million dollars generated from Vacation Rentals. Decreasing Vacation Rentals from 13.4% to 5% takes the 52.4+ million dollars down to 19.55 million dollars. A loss of 32.85 million dollars per year. My Dad would say "Do the math".

Noise, parking, and garbage are the primary concerns.

Noise: That's what Sheriffs do. Is it loud in Leavenworth during Oktoberfest?

Garbage: Greater Wenatchee Waste; Vacation Rentals take great care of their homes.

Parking: Tow trucks if illegally parked.

Do we really need Chelan County Planning Department involved for this? The answer is "No".

Chelan County last year tried to implement a lot of regulations on Vacation Rentals and at least took input from residents. The Audacity to Ram Rod this thru during a pandemic is Wrong!

The stats show Leavenworth has twice as many Vacation Rentals as all other areas combined. That is who you are going after.

Sincerely,
Mitchell Gaughan

Creekside Lodging

From: [Adam Powers](#)
Subject: Regarding Regulations on Vacation Rentals
Date: Wednesday, June 17, 2020 7:22:38 AM

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

To Whom It May Concern:

The current regulations that are in place for vacation rentals are good enough and no new regulations are needed. Rather, what is needed, is the strict enforcement of the current code that forbids noise, garbage and street parking. Ticket these nuisances with heavy fines so owners are held accountable.

Sincerely,

Adam Powers

From: paularae22@frontier.com
To: [CDPlanning](#); [Bob Gousset](#); [Doug England](#); [Kevin Overbay](#)
Subject: [CD Planning]STR's in Chelan County
Date: Wednesday, June 17, 2020 7:03:41 AM

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

Good Morning, hope all is great for you.

My husband and I live outside of Leavenworth and own a nightly rental. We live on the property and manage and maintain our nightly rental. Our home is next to a church and we have a State Patrol live behind the home, and we live on the other side of our home.

Leavenworth is a Destination for many tourists. Nightly rentals offer a different place to stay while you are here. Your rules that you have come up with make it very difficult for home owners to offer our homes to the visitors of our town. We should not have to put up signs of "no trespassing". These are our homes; we should be able to put a sign on our home that says "The Smiths' Home" or the name of our nightly rental. Our nightly rentals are not lived in the entire days of the year. The septic system is not used but maybe 120 days of the year. Our nightly rental is so meticulously cared for in every way. If we did not, obviously the people that stay would not come back and leave a review for others to see.

Our home, again, is our personal property. If we want to leave our nightly rental in our will for our children, that is our right. If we want to sell our home as a nightly rental, that is our right.

There was a court case that the owner of the nightly rental won. The conclusion is that being Citizens of The United States, we can live in our home, rent our home out monthly, or rent our home out on a nightly basis.

Our choice to do with our personal property as we see fit. We pay taxes for the Police, the Fire Department, the First Responders, etc. If anyone in our home, whether they are staying one night or 30 days, needs the service of these departments, they are able to call on them. As well as any neighbors that sees that the renters are disturbing the neighborhood, they can call the Police. If there are too many vehicles parked in front of the home, a tow truck can be called to tow the vehicle away.

Communication between the home owner and all the neighbors is what is needed. That is the only rule that needs drawn up. If you own a nightly rental, then communication and agreement needs to be pursued. Rules and Regulations that you are pushing on us is NOT needed nor is it legal or Constitutional.

You do not need to make it hard for home owners to own their own homes, and trample on their rights. We are following all laws and rules now. We have a Business License, pay taxes, and create revenue for so many other businesses just to run our nightly rental.

I ask you again. Please do not make it difficult and expensive to run and maintain our home. We do not need more regulations and \$500 annual permits. What other business must pay an annual fee to run a business?

Thank you,
Sincerely,
Paula Gaughan

Creekside Lodging

From: [Brook Stout](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 6:36:49 AM

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

To whom it may concern,

Leavenworth is our favorite place to be, we hope to be there permanently one day and become part of its amazing community of people. Having just visited last week, we were impressed with the beauty of the town – the flowers, the picnic tables in the streets, the newly renovated schools – it is clear how much you appreciate your town and take care of it. And I'm happy to help support that with my tourism dollars.

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.

Please realize how much we all would love to help support and be a part of such an amazing town, if even for just a few days – don't pass these regulations and turn away people that help keep your town thriving!

Thanks,
Brook

BROOK L. STOUT, CPA, MPAcc-TAX

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From: [Dan Mundle](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 5:59:13 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.

Jeri Mundle
djmundle@msn.com

From: [Hard, Anna](#)
To: [CDPlanning](#)
Subject: [CD Planning]I Oppose the Proposed Short Term Rental Restrictions in Leavenworth
Date: Wednesday, June 17, 2020 5:47:28 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.

Please let me know if you have any questions, concerns or need additional information.

Amerigroup Washington

Anna Hard, Medicaid St Ops Analyst West Region CERT
705 5th Avenue S., Suite 300, Seattle WA 98104
anna.hard@anthem.com

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From: Christopher Neuberger
Subject: vacation rentals
Date: Wednesday, June 17, 2020 5:34:41 AM

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To whom it may concern,

I understand that there is some new codes that are being discussed tonight and although I am not able to make the meeting I would like to voice a few concerns that I have.

Mainly, this area thrives off of tourism and those tourists need places to stay.

I don't think that limiting the capacity of families lodging together is going to help, it will damage businesses that are designed to house more than 10 people.

Also I think that the current codes are fine and should be grandfathered in, just enforce the current code more strictly to keep the businesses in check.

Again, this is a trying time for all of us, but limiting vacation rentals and in turn destroying them is going to limit the tourism dollars that should be coming here for years to come, . I don't think that it is wise to enforce permanent codes for a temporary problem.

Thank you.

Christopher Neuberger
Certified Personal Trainer
NCSF, NFPT, NSCA

fitbychris.com

cell 206.488.7636

fitbychris@gmail.com
www.facebook.com/fitbychris

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