

**From:** [gouldw@charter.net](mailto:gouldw@charter.net)  
**To:** [RJ Lott](#)  
**Subject:** June 17th 2020 STR hearing start date and comments.  
**Date:** Monday, June 15, 2020 11:24:36 PM

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

Good evening, RJ.

On your community development web page, it has the following notice:

**Notice of Hearing - Planning Commission STR Hearing - June 17, 2020 at 5:00 PM**

However, when you click on the notice the start time is 7:00 PM. Which is correct? Is it 5:00 PM or 7:00 PM start date.

Also, is the current STR amendments dated June 5th or is there newer ones?

I have a couple comments concerning the Tier 1-3 permitting. (These are based on the June 5th document) if there is a newer document, please let me know. Is it possible for you to pass these on to the Planning Commission as comments pertaining to their June 17th meeting? Thanks.

As everyone can surmise, 1,200 potential existing STR at an average of \$900/permit equals over \$1M dollars. Given the original issues were with noise, trash, and neighborhood disruptions and learning all these issues are controlled with existing regulations, it appears to STR owners that permitting is being used primarily as revenue collecting tool for Chelan County. A simple brochure on short term rental guidelines and safety protocols would serve the same purpose especially since STR owners and operators are business owners and appreciate good advice to reduce liability to themselves and renters. I myself am a short term rental owner and have appreciated these planning meeting discussions for the knowledge I have obtained regarding being good neighbors and improving safety protocol.

With permitting restricted to outside the UGA's, the vast majority of complainers are likely to be within the UGA's. This limits the value for those who initially raised the topic of regulating STRs.

If you are concerned about putting a limit on future STR's, wouldn't a simple supply and demand model be a better self regulating practice? I fail to see how you are seriously going to enforce Tier 2 and Tier 3 users who are denied a permit due to the 1% (or is it 5%?) regulation. These percentages are below some of the zip codes (Leavenworth, Manson, Peshastin) for existing STR's. Putting it in another way, you have basically put a stop to all STR operations in these areas who began operating after January 2019.

Knowing CUP's go with the property and not the owners, why do STR permits expire when the home is sold? (perhaps with the second purchaser but it is the same issue). As with CUP's there is a property value loss with STR permits being voided with the change in property owners. What other Chelan County Permits act like this? I know leases act his way but I don't know of any permits that do. Your attorney may be challenged on this from the moment you enact these permit requirements. Again, it appears requiring new permits is just another

revenue collecting tool. Can Tier 1 and Tier 2 STRs apply for CUPs rather than permits to eliminate the potential risk of losing permit status by the simple action of selling the property to a new owner?

Stop being overzealous: Limiting daytime visitors is unenforceable. I for one, have birthday parties at my rental home for my family and their families that exceed 10 people. It is my home after all. No way am I going to even try to force this regulation if I learn our house is rented to 8 overnight guests and they invite another family of 3 for dinner.

Stop regulating parking since you know nothing about each STR: Each site is different. I can safely park 5 vehicles in the driveway of my STR. This permit is NOT an HOA.

Sincerely,  
Bill Gould  
1071 Wenatchee Heights Road  
Wenatchee, WA 98801  
(509) 662-7139

**From:** [Tim](#)  
**To:** [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)  
**Subject:** [CD Planning]Re: Submit into the Public Record  
**Date:** Monday, June 15, 2020 10:00:43 PM

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

I am resending the below email in preparation and awareness that I will also be dialing into the Wednesday June 17th 5pm zoom meeting regarding STR codes proposals.

On Tuesday, May 26, 2020, 09:40:11 PM PDT, Tim <tarnaud@yahoo.com> wrote:

I am very disappointed to hear that the county is attempting to revise the code surround short term rentals during a pandemic. It is difficult to come in person to see what is going on during the meetings. This really is a topic that can be delayed until the pandemic subsides.

My wife and I own a cabin that we also operate as short term rental north of Leavenworth. We have never had a complaint from any neighbor or issue. In fact by and large our guests have been very courteous and considerate. I really don't see the purpose of any new laws, there are already laws on the books that cover disturbances. Why do new laws specific to short term rentals need to be enacted? Simply enforce the laws already in place.

I have heard the county is considering a permit system that are non-transferable to new owners should we decide to sell. (we love the place so that is not in the plans now) If a new buyer would not be able to have the option to operate as a short term rental that would have a huge impact on the value of my property. Please do not consider any such legislation that would impact the value of my property.

Our guests have brought in substantial tourist dollars to the Leavenworth area, and have no negative impact on the neighbors. In fact we employ some of the full time resident neighbors as they have a cleaning business and do a terrific job cleaning, maintaining and repairing our cabin. Over the years they have become our friends and have them over for dinner regularly. From my vantage it is a win-win. We are employing nearby full time neighbors *and* bring in tourist dollars to the local economy.

Regards  
Tim Arnaud  
[tarnaud@yahoo.com](mailto:tarnaud@yahoo.com)

**From:** [Jake Mayson](#)  
**To:** [CD Director](#)  
**Cc:** [RJ Lott](#)  
**Subject:** Comments for June 17 Commission meeting  
**Date:** Monday, June 15, 2020 7:46:38 PM

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

Hi Jim!

Please find below my comments for the June 17 commission meeting. After checking the CD page on the county website, I believe I may have misheard you when you told me the deadline for submitting comments as I believed it was at 8 PM instead of 8 AM. Please let me know if there is anything I can do to ensure that the commission is made aware of these comments.

Thank you,

Jake

COMMENT:

Dear Commissioners,

Thank you for your hard work advocating on behalf of your communities and for your willingness to dive into policy issues which deeply affect your friends and neighbors. I wanted to bring your attention to a technical fix that home builders would appreciate you adopting at your June 17 public hearing. This fix involves accessory dwelling units (ADUs) and the current draft definition of "owner-occupied" which, if left unfixed, may impact the affordability and diversity of housing in Chelan County or otherwise negatively impact homeowners, home builders, and remodelers.

After listening to your discussions and reviewing meeting minutes, I believe it would be consistent with your intent to include ADUs in the definition of owner-occupied short-term rentals. ADUs are smaller, independent residential dwelling units located on the same lot as a single-family home. Just as if the owner were to rent out rooms in their primary residence, they would be accessible to the renters and neighbors to address any concerns which might disrupt the peaceful enjoyment of their communities.

Accessory dwelling units can either be attached, interior to, or detached from the primary structure and are sometimes called "mother-in-law" apartments, secondary suites, or (in State Farm commercials) "she sheds." The draft definition provided in (2)(A)(i) of "Tier 1" requiring that the dwelling be owner-occupied and the language involving restrictions on rental days of the "entire dwelling" may unintentionally exclude ADUs from this class. Further, current draft language in the "Tier 2" definition (2)(A)(ii) involving "principal residence" may also serve to exclude ADUs. Builders in Chelan are asking that the commission consider shifting these definitions to allow for ADUs to be used as the rental or the owner-occupied primary residence under the tier one permitting

classification.

Statewide, the legislature has encouraged the development of ADUs to increase infill, density, and housing diversity while maintaining the character of neighborhoods. If ADUs are encouraged to be built by providing the full range of rental options upon completion, they can add invaluable and permanent housing stock for entry-level renters. For homeowners, ADUs are making more homes accessible to more families as construction financing firms and mortgage loan originators begin to offer products which account for expected income from short and long-term ADU renting.

Please do not hesitate to contact me with any questions or concerns you may have. I can be reached on my cell phone at (509) 500-5521 or by email at [jmayson@cwhba.org](mailto:jmayson@cwhba.org).

Thank you for your consideration.

Sincerely,

Jake Mayson

Director of Government Affairs  
Central Washington Home Builders Association

**Jake Mayson**  
**Government Affairs Director**

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3301 W. Nob Hill Blvd. Yakima, WA 98902 | [www.cwhba.org](http://www.cwhba.org)

C. 509-500-5521 | O. 509-454-4006 | F. 509-454-4008

*"Building and supporting our communities since 1955"*



For the latest news and information related to COVID-19, visit the [CWHBA's Resources and Response Page](#) on our website [CWHBA.org](http://CWHBA.org).



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: June 17 meeting re vacation rentals  
**Date:** Monday, June 15, 2020 5:01:04 PM  
**Attachments:** [image001.png](#)

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**Deanna Walter, AICP**

Interim Assistant Director

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**From:** Bob Wilbur <[bbwilbur@frontier.com](mailto:bbwilbur@frontier.com)>  
**Sent:** Monday, June 15, 2020 4:46 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Re: June 17 meeting re vacation rentals

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

Please see below, the two emails I submitted earlier to the county commissioners.

Thank you,

Bob Wilbur

On 6/15/2020 1:42 PM, Bob Wilbur wrote:

Dear Chelan County Commissioners,

I sent you the email below on May 27, 2020, and was glad to receive a comment back from Commissioner Bugert that it had been included in your record. Hence, in respect to your May 17 meeting on the vacation rental matters, I have just one additional comment to add. That is, the actions being considered seem like trying to cut one's finger nails with a hedge clipper -- the fingernail might be clipped but only because it took the tip of the finger with it.

In the email below I suggested several options that would probably be reasonably well-received by both sides on this matter. It would set a limit on the number of vacation rentals, which would voluntarily and gradually be reduced by attrition, and it would mesh effectively with the existing ordinances. I do hope you will

thoughtfully examine and consider this friendly and neighborly win-win approach.

Respectfully,

Robert Wilbur

509-293-3287

On 5/27/2020 7:58 AM, Bob Wilbur wrote:

Dear Commissioners,

As a vacation home rental owner in Leavenworth since 2003 (*Icicle Haus* and *Bunk Haus*), let me assure you my wife and I want no one in either property that disrespects our neighbors or our property. We can empathize with those feeling their community or neighborhood altered by vacation rentals and pushing for better solutions. The draconian measures the Commissioners have advanced, however, do not appear to be a solution and quite likely would only exacerbate and spin-off a variety of problems you don't want and no one wants.

Rather than wasting time delving into that, I suggest focusing on things you might do that could build towards a middle-road solution. Keeping in mind, these tourist visitors and outdoor recreation seekers are a vital part of the Chelan County economy and its tax base, there are ways to make this work as a plus for all. Below are some suggestions, as surely there are others.

1. Constrain proliferation of vacation rentals. Here are two possible ways to do that:

- Grandfather the current vacation rentals in as the maximum number of vacation rental business licenses. The license would run with the existing property and transfer to new owners. Other prospective new operators would have to get in line and wait for a license to be retired, then making room for a replacement. Or the license, if not activated annually, could lapse and with its retirement the number of licenses would diminish until some preset lower number of licenses was achieved. Such a gradual voluntary reduction in licenses would protect the civilian community from unchecked expansion without breaking the backs of those who in good faith trusted the County to act fairly and responsibly.
- Issue a permit to the current owners. The permit could be transferred or sold, but it would not require active use (rentals) if the permit owner opted to suspend renting. A similar system has been employed in the commercial fishing industry to keep

the industry from becoming over-saturated and ensuring that harvests remain profitable (called limited entry).

2. Develop some specific and simple rules that renters must agree to before renting and to be part of their booking agreement. The rules would have to be posted in each rental unit as well. We have provided those rules to renters for years, and so far had no complaints. There is no perfect solution unfortunately, but codifying reasonable rules should help.



**From:** Patricia Clayton  
**To:** CDPlanning  
**Subject:** [CD Planning]Fwd: Submit into the public record  
**Date:** Monday, June 15, 2020 4:53:40 PM

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To whom it may concern,

I'm trying to understand what you hope to gain by eliminating or sharply decreasing the number of short term rental homes in Chelan County. If the problem is having insufficient low cost housing for residents, then perhaps incentives should be given to builders in the area. Do you really think putting waterfront property into a local year-round rental market would help that? A house that would rent for \$2500 per month would be out of most renters' reach. Or, more likely, those homes would sit empty except when the owner visited. That would help neither tourism nor local rental housing.

Do you need to lump well managed cabin lodging groups in business for 20+ years with the recent deluge of vrbo's and airbnb's? Some of these are the foundation of the local tourism industry and it would do nothing but hurt the local economy by shutting them down.

> What is the point of limiting a rental to 10 guests? Every year a group of 13 friends and I rent a house to celebrate our 30 year friendship. Should that be impossible in Chelan County? Do you not want those visitors? Each short term rental property has appropriate limits on the number of guests. Why does the county need to supersede that?

>

> We already have nuisance codes that are reportedly not well enforced. Let's focus on enforcement of the codes we already have. We don't need another layer of codes if the problem is actually the enforcement.

>

> Tourism is a major income source for Chelan County. Why make it more difficult by making rental agreements non-transferable to future owners?

>

> And is it necessary to figure all this out in the middle of a pandemic? This makes the least sense of all unless there is an ulterior motive.

> Please reconsider the timing of these decisions and listen to the many voices of the tourism industry in Chelan County who find these proposals counterproductive!

It appears that this is primarily a method to increase the income for the Chelan County Budget with little to be gained by the residents of the county.

>

> Thank you,

>

> Patricia Clayton

>

> STRACC member and rental home owner in Plain, WA

>

>

> Sent from my iPhone

**From:** [CD.Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: short term rentals  
**Date:** Monday, June 15, 2020 4:16:02 PM  
**Attachments:** [image001.png](#)

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**Deanna Walter, AICP**

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**From:** Jesse A. P. Baker <[JBaker@aldridgepite.com](mailto:JBaker@aldridgepite.com)>  
**Sent:** Monday, June 15, 2020 4:14 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** short term rentals

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

Hello,

We have a cabin up in Plain Washington in Chiwawa River Pines. We use it but also rent it out to help finance the mortgage. Our neighbors recently made us aware of some proposed regulations being drafted by the County. Wondering if there is a copy I can review yet, and how I can be involved in any input before the regs are finalized. I couldn't find them on the website. Any assistance or information is appreciated.

**Jesse Baker\***  
425 223-2830

**This is an attempt to collect a debt by a debt collector, and any information obtained will be used for that purpose. However, if you are in an active bankruptcy case or have received a discharge of your personal liability for this debt in bankruptcy, our firm does not seek to enforce your personal liability for the debt, but may be able to pursue legal action to obtain possession of the collateral which is security for the debt to the extent that our client has a valid lien against the collateral.**

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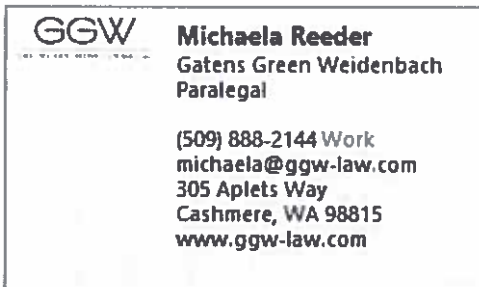
**From:** [Michaela Reeder](#)  
**To:** [CDPlanning](#)  
**Cc:** [Susan Hinkle](#); [Michelle Green](#); [Samuel A. Rodabough](#)  
**Subject:** [CD Planning] Letter to Chelan County Planning Commission  
**Date:** Monday, June 15, 2020 4:05:13 PM  
**Attachments:** [Michaela Reeder.vcf](#)  
[6-15-2020 letter to Chelan County Planning re Short-Term Rental Code Amendments.pdf](#)

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

Dear Commissioners,

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

Thank you!



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Does This Business Really Look Like It Belongs In A Single Family Residential Area?  
**Date:** Monday, June 15, 2020 3:53:45 PM  
**Attachments:** [ATT00001.txt](#)  
[image0.png](#)  
[image1.png](#)  
[image2.png](#)  
[image4.png](#)  
[image7.png](#)  
[ATT00002.txt](#)

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

From: Mark <[toklat2@nwi.net](mailto:toklat2@nwi.net)>  
Sent: Monday, June 15, 2020 3:47 PM  
To: Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>;  
CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>  
Subject: Does This Business Really Look Like It Belongs In A Single Family Residential Area?

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

Totally incompatible with our neighborhood. Please do not allow this type of use in single family residential areas.

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 3:53:23 PM  
**Attachments:** [image001.png](#)

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**Deanna Walter, AICP**

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**From:** Joshua Fletcher <[fletchermail@gmail.com](mailto:fletchermail@gmail.com)>

**Sent:** Monday, June 15, 2020 3:44 PM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; [info@straccwa.org](mailto:info@straccwa.org)

**Subject:** Submit into Record for STR Public Hearing

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

I would like to have the following statement and plea entered for consideration and public record.

I have a lodge STR that was purpose built on vacant land that was specifically designed with large septic retention tanks and bathrooms for a nightly rental. I can not afford this house otherwise or sell at my investment if these rules are put into place. I specifically stated on my permits that this was the intended use and the permit was issued accordingly. Existing STR homes should be grandfathered in and exempt from new regulations now AND on sale to avoid a taking of land. Obstructing after the fact this investment now or on later sale will have the same consequences for the value of the property. It seems there will be a legal battle as us owners can not afford to have our property taken when we permitted for this use. This is also not taking from housing as this house would have never been built if not for STR use.

Please enforce the current nuisance codes. The Chelan county sheriff has already clearly stated that long term rentals have more cases of nuisance than STR. The claims against STRs is more about a loud minority wanting a way to force their xenophobia of "outsiders" not being able to be welcomed to the community. STR pay more taxes than owner or long term renters to help improve the community they belong to. Again, we are getting taxed without equal representation or preservation

of our property rights if regulations are passed greater than the ones already in place. The current nuisance codes can already address any nuisance if they indeed exist. What is being proposed seems to give more tools to be abused like revoking STR rights if a neighbor decides to enforce there will. I personally have already had a neighbor false report. The sheriff did show up to confirm there was not an issue. This stopped further false reporting but with new regulation, I can not be assured of that. This same neighbor has had multiple issues with their long term tenants in a second dwelling on their property. Why do I have less rights than this neighbor? I have been tolerant of these nuisances but I should have no more rights than to call the Sheriff and enforce the nuisance code. Why would I have a different standard and repercussions than my neighbor?

At the very least this process should be delayed due to Covid-19 to provide equal access to Public Hearings and to review all of the public comments. Pushing this through is going to be costly for me as tax payer and easily debated as due process will not have been met legally.

I know that these STRs are not only vital for my livelihood but the majority of Chelan County residents and the ramifications are far too great to let a loud minority sway the facts. As a registered voter in Chelan county, I will be sure to remember what was done for the majority of its residents and protect my property to be treated equal with any other resident.

I submitted a letter before the last meeting and it was not recorded or reviewed is my presumption. I please request that this letter be recognized.

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Comments on Proposed Short-Term Rental Regulations  
**Date:** Monday, June 15, 2020 3:52:23 PM  
**Attachments:** [BCP STR Comments \(6 15 20\).pdf](#)  
[image001.png](#)

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**Deanna Walfer, AICP**

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**From:** Brian Patterson <bcpatters@yahoo.com>  
**Sent:** Monday, June 15, 2020 3:51 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Comments on Proposed Short-Term Rental Regulations

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

Please accept the attached comments pertaining to Chelan County's proposed Short-Term Rental regulations and the associated hearing being held on June 17, 2020.

Thank you,  
Brian Patterson



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 3:36:39 PM

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Deanna Walter, AICP  
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-----Original Message-----

From: Tom Perricone <[Isam2424@aol.com](mailto:Isam2424@aol.com)>  
Sent: Monday, June 15, 2020 3:30 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; [info@straccwa.org](mailto:info@straccwa.org)  
Subject: Submit into Record for STR Public Hearing

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in My opinion the commissioners are using the pandemic to ramrod through highly unfavorable not to mention extremely unpopular legislation. Many people do not use ZOOM, it should not take the place of person to person face to face back and forth that a properly run debate should include.  
How is it that The Hampton Inn next to Safeway with a hundred or more rooms is ok but short term rentals are not! Short term rentals contribute to our local economy in many financial ways. Sales tax, room tax, dollars spent shopping and eating, even parking fees!  
Short term rentals take pets, have hot tubs, internet, washer dryers, full kitchens.  
Our guest book and online reviews have been routinely 4 and 5 stars and we rate 4.8/5.0 on VRBO.  
Tax everyone FAIRLY across the board- not just STR which would shoulder the burden unequally.  
Affordable housing in Chelan County is a pipe dream. Median income is \$50,876 gross, \$4239/month gross which would support a housing monthly payment of \$990. Permit fees are not going to make a dent in high costs of housing but proper legislation, builder incentives, government aid programs, tax benefits might.  
Lastly if I remember correctly I was informed by Leavenworth Chamber of Commerce that the wife of one of the commissioners was the tail wagging this dog and if so and it remains unproven but if so it seems to me that provides the basis for a conflict of interest. I could not have made that up.  
Thank you.

- 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 my iPhone

**From:** CD Director  
**To:** RJ Lott  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 3:36:39 PM

---

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deanna.walterCD@co.chelan.wa.us

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

From: Tom Perricone <lsam2424@aol.com>  
Sent: Monday, June 15, 2020 3:30 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

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How is it that The Hampton Inn next to Safeway with a hundred or more rooms is ok but short term rentals are not! Short term rentals contribute to our local economy in many financial ways. Sales tax, room tax, dollars spent shopping and eating, even parking fees!  
Short term rentals take pets, have hot tubs, internet, washer dryers, full kitchens.  
Our guest book and online reviews have been routinely 4 and 5 stars and we rate 4.8/5.0 on VRBO.  
Tax everyone FAIRLY across the board- not just STR which would shoulder the burden unequally.  
Affordable housing in Chelan County is a pipe dream. Median income is \$50,876 gross, \$4239/month gross which would support a housing monthly payment of \$990. Permit fees are not going to make a dent in high costs of housing but proper legislation, builder incentives, government aid programs, tax benefits might.  
Lastly if I remember correctly I was informed by Leavenworth Chamber of Commerce that the wife of one of the commissioners was the tail wagging this dog and if so and it remains unproven but if so it seems to me that provides the basis for a conflict of interest. I could not have made that up.  
Thank you.

- 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 my iPhone

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 3:08:08 PM  
**Attachments:** [Image001.png](#)

---

**Deanna Walter, AICP**

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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

[deanna.walterCD@co.chelan.wa.us](mailto:deanna.walterCD@co.chelan.wa.us)



---

**From:** dunegrass <dunegrass@gmail.com>

**Sent:** Monday, June 15, 2020 2:44 PM

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

**Subject:** Submit into Record for STR Public Hearing

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

Hello Planning Commission Members,

I own a vacation home and short term rental in Chelan County near Lake Wenatchee. We bought our home knowing that Short Term Rentals were legal. If you do restrict short term rentals, existing short term rentals should be grandfathered in and exempt from new regulations. If they are not, that amounts to the government taking part of my asset. We are conscientious owners and give our renters very strict rental guidelines and they have NEVER caused any problems with neighbors or caused any property damage to our place or others.

Instead of putting in place more restrictions, you should just enforce the current nuisance codes in place. This is the same whether people are causing a nuisance in their own home or in a rental. In fact, very few short term renters cause problems.

Kim Kertson  
Dan Satchell  
20701 Club House Drive #101

Leavenworth, WA 98826

**From:** [Bob Bugert](#)  
**To:** [Bob Wilbur](#)  
**Cc:** [RJ Lott](#)  
**Subject:** RE: Re:  
**Date:** Monday, June 15, 2020 2:01:47 PM

---

Mr Wilbur—

Thanks for your email. I am passing this on to Community Development so that it also will be in the public record.

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

---

**From:** Bob Wilbur <bbwilbur@frontier.com>  
**Sent:** Monday, June 15, 2020 1:42 PM  
**To:** Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>  
**Subject:** Re:

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

Dear Chelan County Commissioners,

I sent you the email below on May 27, 2020, and was glad to receive a comment back from Commissioner Bugert that it had been included in your record. Hence, in respect to your May 17 meeting on the vacation rental matters, I have just one additional comment to add. That is, the actions being considered seem like trying to cut one's finger nails with a hedge clipper -- the fingernail might be clipped but only because it took the tip of the finger with it.

In the email below I suggested several options that would probably be reasonably well-received both sides on this matter. It would set a limit on the number of vacation rentals that would voluntarily and gradually by attrition reduce their numbers and mesh effectively with the existing ordinances. I do hope you will thoughtfully examine and consider this friendly and neighborly win-win approach.

Respectfully,

Robert Wilbur

509-293-3287

On 5/27/2020 7:58 AM, Bob Wilbur wrote:

Dear Commissioners,

As a vacation home rental owner in Leavenworth since 2003 (*Icicle Haus* and *Bunk Haus*), let me assure you my wife and I want no one in either property that disrespects our neighbors or our property. We can empathize with those feeling their community or neighborhood altered by vacation rentals and pushing for better solutions. The draconian measures the Commissioners have advanced, however, do not appear to be a solution and quite likely would only exacerbate and spin-off a variety of problems you don't want and no one wants.

Rather than wasting time delving into that, I suggest focusing on things you might do that could build towards a middle-road solution. Keeping in mind, these tourist visitors and outdoor recreation seekers are a vital part of the Chelan County economy and its tax base, there are ways to make this work as a plus for all. Below are some suggestions, as surely there are others.

1. Constrain proliferation of vacation rentals. Here are two possible ways to do that:

- Grandfather the current vacation rentals in as the maximum number of vacation rental business licenses. The license would run with the existing property and transfer to new owners. Other prospective new operators would have to get in line and wait for a license to be retired, then making room for a replacement. Or the license, if not activated annually, could lapse and with its retirement the number of licenses would diminish until some preset lower number of licenses was achieved. Such a gradual voluntary reduction in licenses would protect the civilian community from unchecked expansion without breaking the backs of those who in good faith trusted the County to act fairly and responsibly.
- Issue a permit to the current owners. The permit could be transferred or sold, but it would not require active use (rentals) if the permit owner opted to suspend renting. A similar system has been employed in the commercial fishing industry to keep the industry from becoming over-saturated and ensuring that harvests remain profitable (called limited entry).

2. Develop some specific and simple rules that renters must agree to before renting and to be part of their booking agreement. The rules would have to be posted in each rental unit as well. We have provided those rules to renters for years, and so far had no complaints. There is no perfect solution unfortunately, but codifying reasonable rules should help.

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Written comments on STR  
**Date:** Monday, June 15, 2020 1:55:45 PM  
**Attachments:** [image001.png](#)

---

**Deanna Walter, AICP**

Interim Assistant Director

Chelan County Community Development

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[deanna.walterCD@co.chelan.wa.us](mailto:deanna.walterCD@co.chelan.wa.us)



---

**From:** Rose Ann McRoberts <[ramcroberts@earthlink.net](mailto:ramcroberts@earthlink.net)>

**Sent:** Monday, June 15, 2020 1:53 PM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay  
<[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug  
England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>

**Cc:** [info@straccwa.org](mailto:info@straccwa.org)

**Subject:** Written comments on STR

**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.

- 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: STR Comment  
**Date:** Monday, June 15, 2020 1:48:59 PM  
**Attachments:** [Schulz Testimony STR 061420docx.pdf](#)

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

From: Trout <[toklat2@nwi.net](mailto:toklat2@nwi.net)>  
Sent: Monday, June 15, 2020 1:22 PM  
To: Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>;  
Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>  
Cc: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: RE: STR Comment

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

Comment Letter Attached.

**From:** CD Director  
**To:** RJ Lott  
**Subject:** FW: Short term rentals  
**Date:** Monday, June 15, 2020 1:47:59 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: Judy Van Eyk <jvaneyk59@gmail.com>  
Sent: Monday, June 15, 2020 1:02 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.

We owned a cabin we rented short term but when the Community voted to not allow them we changed it to a long term rental which was well received and a lot less work!

We had problems even though it was located very close to our home! We had strict rules regarding the number of guests but walked over one Friday afternoon to find 5 or 6 tents on the lawn! We had our manager move them out but the next door neighbor allowed them to erect the tents on his yard! But the problem was the over use of the septic system!

We had people park on the lawn( over the drain field) to protect their cars from pitch dripping from the trees!

We had people refuse to pay for additional guests stating " they brought sleeping bags and did not sleep IN the beds "!

The Sheriff was called on one occasion due to loud music!

All in all it was a constant worry that our neighbors would be adversely effected!

We were not sorry we ended the short term rental! The ones close to us now seem to attract people with large dogs that do their business in our yard and run unattended. We live on a dead end road and the added traffic was an unwelcome result!

Sincerely, John and Judy Van Eyk

Sent from my Judy. ?

iPad

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals in Chelan County, Public Hearing comments  
**Date:** Monday, June 15, 2020 12:46:25 PM  
**Attachments:** [image001.png](#)

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**Deanna Walter, AICP**

Interim Assistant Director

Chelan County Community Development

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Wenatchee, WA 98801

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

[deanna.walterCD@co.chelan.wa.us](mailto:deanna.walterCD@co.chelan.wa.us)



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**From:** Chris Peterson <dogdog@gmail.com>  
**Sent:** Monday, June 15, 2020 12:45 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short Term Rentals in Chelan County, Public Hearing comments

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

To Whom it May Concern,

This email addresses my concern over potential unreasonable regulations and limitations on Short Term Rentals in Chelan County.

Many property owners have made long-term strategic investments in rentals that support tourism in our communities. There are tremendous benefits to the many local people who gain from our STRs by way of employment (cleaners, lawn service, restaurant workers to support tourists) and supporting our broad range of local businesses. STRs have indirectly helped those business to thrive! These are our friends, our neighbors and our families.

My husband and I purchased property in Peshastin's agricultural area nearly 10 years ago with the long-term plan of building our new home and a beautiful ADU to serve as a STR for rental income in our retirement. Our STR has been a gem, running flawlessly for 2 years, serving many lovely guests who visit our area. We've had no negative incidents, no neighborhood complaints, and we very much enjoy sharing our home and

our community with guests (maximum 4 per visit). We dearly respect our neighbors and we provide clear "do's and don'ts" instructions to our guests. We run a viable business that helps to support us in our long-term financial planning, and also supports our community peacefully. To disrupt the successful business we have built would constitute severe and unfair financial distress, which is entirely unfair as it relates to our long-term retirement planning.

If new rules are ultimately established which limit STRs, they should be implemented so as not to disrupt current business operations for existing STRs.

Enforcement of our current codes is entirely reasonable. Don't let mistakes of a few impact the vast majority of conscientious STR owner-operators.

Best regards,  
Christine Peterson

**From:** [Bob Bugert](#)  
**To:** [burgjulieh@gmail.com](mailto:burgjulieh@gmail.com)  
**Cc:** [RJ Lott](#)  
**Subject:** RE: Short-Term Vacation Rentals  
**Date:** Monday, June 15, 2020 12:35:40 PM

---

Hello Julie—

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

Best regards,

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

---

**From:** Julie Burg <[burgjulieh@gmail.com](mailto:burgjulieh@gmail.com)>  
**Sent:** Monday, June 15, 2020 12:01 PM  
**To:** Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>  
**Subject:** Short-Term Vacation Rentals

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

Hello Bob,

I'm a constituent and fifteen-year homeowner of a home on Lake Wenatchee's North Shore. I'm emailing to encourage you to work toward limiting short-term vacation rentals in the County. We currently have three houses within our immediate vicinity that are short-term rentals. Frankly, most of those renters seem to abide by the rental rules and are considerate. But we have also had a good amount of those that do not - they are too loud, partying into the night (and sometimes all day), helping themselves frequently to the use of our property, putting their trash in our trash cans, driving too fast down the lake road. While the smaller homes often have families staying in them, the larger rentals (as we have across the street) often house 12-16 people.

Even more than the noise and intrusion, is the deterioration of our neighborhood and community. Neighbors are not so plentiful - I have not even met the owners of these rentals nor do they seem to use their own properties. They were solely purchased as rental income. It erodes our community to not have neighbors to call upon, get to know each other, and support each other.

While I think access to quality vacation rentals and beautiful spaces like Lake Wenatchee should be open to all, I am all for limiting the number of total rentals, number of days they can be rented, and size of groups that can inhabit them. A heavier balance of residents to renters would allow others to enjoy these beautiful areas and foster vibrant communities at the same time.

Thank you for your consideration,

Julie Burg  
16401 N Shore Dr.

**From:** [Bob Bugert](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short-Term Rentals  
**Date:** Monday, June 15, 2020 12:34:27 PM

---

RJ—

Here are the photos, in case you have not seen them already.

Thanks

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

---

**From:** Buford Howell <buford@tumwater.net>  
**Sent:** Monday, June 15, 2020 12:29 PM  
**To:** Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>  
**Cc:** Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; George Wilson <gwwilson@nwi.net>; Kirvil Skinnarland <kirvil@comcast.net>; Pat Thirlby <patthirlby@gmail.com>; Valla Howell <valla@tumwater.net>  
**Subject:** Short-Term Rentals

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

Dear Bob,

Hope all is well with you and Carolyn during this crazy time of COVID-19.

As you know, Valla and I live on Dempsey Road three miles outside of Leavenworth and far from the sometime chaos of downtown. We have enjoyed our sense of community for the past 30 years; but now large short-term rentals (STRs) have degraded this quality of life. As a result, we have suddenly experienced increased noise, traffic, and some trespassing.

Our immediate neighbors have an STR but live on site and screen their guests carefully. We have never had an issue with their guests. In fact, we have enjoyed meeting some of them.

In contrast, Hidden Pines Lodge and Red Roof Lodge, both on Dempsey Road, advertise accommodations for 16. One owner lives in Seattle and the other in Tacoma. A third STR is planned by another neighbor. He told us he plans to accommodate 12 guests. He and his wife have moved to Virginia. These absentee owners have little vested interest in our neighborhood other than maximizing profit. Unfortunately, these large STRs are the perfect "party houses."

We know this is an important issue for the commissioners. We also know there is a strong commercial lobby, and we trust you will carefully consider all options. Whatever you decide could profoundly affect our

neighborhood for the foreseeable future. Many of us have enjoyed the exceptional qualities of life Chelan County offers. These same qualities are being threatened throughout the county by these large absentee-owner STRs. Dempsey Road residents know this well.

We are attaching two recent photos that illustrate the problems.

Best Regards,  
Buford and Valla Howell

[buford@tumwater.net](mailto:buford@tumwater.net)

(509) 433-1476

[valla@tumwater.net](mailto:valla@tumwater.net)

(509) 668-1557



Red Roof Lodge





Hidden Pines Lodge

**From:** [Bob Bugert](#)  
**To:** [Buford Howell](#)  
**Cc:** [RJ Lott](#)  
**Subject:** RE: Short-Term Rentals  
**Date:** Monday, June 15, 2020 12:33:32 PM

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Buford —

Good to hear from you and thanks for the email. I am forwarding your comments on to Community Development so that they can be included in the public record and in our deliberations.

My best to you and Valla,

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

---

**From:** Buford Howell <buford@tumwater.net>  
**Sent:** Monday, June 15, 2020 12:29 PM  
**To:** Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>  
**Cc:** Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; George Wilson <gwwilson@nwi.net>; Kirvil Skinnarland <kirvil@comcast.net>; Pat Thirlby <patthirlby@gmail.com>; Valla Howell <valla@tumwater.net>  
**Subject:** Short-Term Rentals

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

Dear Bob,

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We know this is an important issue for the commissioners. We also know there is a strong commercial lobby, and we trust you will carefully consider all options. Whatever you decide could profoundly affect our neighborhood for the foreseeable future. Many of us have enjoyed the exceptional qualities of life Chelan County offers. These same qualities are being threatened throughout the county by these large absentee-owner STRs. Dempsey Road residents know this well.

We are attaching two recent photos that illustrate the problems.

Best Regards,

Buford and Valla Howell

[buford@tumwater.net](mailto:buford@tumwater.net)

(509) 433-1476

[valla@tumwater.net](mailto:valla@tumwater.net)

(509) 668-1557



Red Roof Lodge





Hidden Pines Lodge

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STRs  
**Date:** Monday, June 15, 2020 11:57:11 AM  
**Attachments:** [image001.png](#)

---

**Deanna Walter, AICP**

Interim Assistant Director

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**From:** Gro Buer <grobuer@gmail.com>  
**Sent:** Monday, June 15, 2020 11:56 AM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** STRs

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

Hello, I'm a resident on East Leavenworth Rd and have nightly rentals close to me and many other resident families here.

I urge you all to strongly regulate STRs - protect our neighborhoods from multiple strangers driving through, not following rules and visitors with a lack of common sense (smoking in neighbors' yard because smoking is prohibited in rental, walking down our driveway to pet and feed our horses, piling garbage outside for bears to tear apart, 18 people in a 10 person rentals, partying all night long, etc).

I appose any STR without an owner living on site, because it is extremely difficult for us to find the owners at various STRs to drive over and solve the noise issue or anything else that comes up. Many STR owners live miles/hours away.

2 nights ago, we heard gunshots from a rental and then a car alarm go off and on- multiple times at midnight - we had to close all our windows to get some sleep.

There are many other reasons to appose STRs-lack of housing for working people, higher prices for housing, paying extra taxes due to higher prices/value, neighborhood degradation, are a few.

We have too many STRs and many other towns have successfully regulated the numbers by creating a limit by percentage of total homes. You can do this too!

Don't put priority on money making for non on- site owners a priority.

We who live here, shop here, volunteer here and work here are the priority. We are the ones who make this a livable town, care what happens and take care of each other and the environment. WE

ARE THE PRIORITY!!!!

Respectfully, Gro Buer 8050 E Leavenworth Rd

**From:** [Lorraine](#)  
**To:** [CDPlanning](#); [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)  
**Cc:** [STRACC Board](#)  
**Subject:** [CD Planning]Re: No new STR Code!  
**Date:** Monday, June 15, 2020 11:36:52 AM

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

Hello,

I am re-forwarding my previous email in advance of this week's meeting, as you apparently did not receive it last time.

-Lorraine Smith

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**From:** Lorraine  
**Sent:** Tuesday, May 26, 2020 11:38 AM  
**To:** [CDPlanning@co.chelan.wa.us](mailto:CDPlanning@co.chelan.wa.us) <[CDPlanning@co.chelan.wa.us](mailto:CDPlanning@co.chelan.wa.us)>; [+kevin.overbay@co.chelan.wa.us](mailto:kevin.overbay@co.chelan.wa.us) <[+kevin.overbay@co.chelan.wa.us](mailto:kevin.overbay@co.chelan.wa.us)>; [+bob.bugert@co.chelan.wa.us](mailto:bob.bugert@co.chelan.wa.us) <[+bob.bugert@co.chelan.wa.us](mailto:bob.bugert@co.chelan.wa.us)>; [+doug.england@co.chelan.wa.us](mailto:doug.england@co.chelan.wa.us) <[+doug.england@co.chelan.wa.us](mailto:doug.england@co.chelan.wa.us)>  
**Subject:** No new STR Code!

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

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

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

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

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

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

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

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

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

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

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

Thank you,

Lorraine Smith



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 11:33:19 AM  
**Attachments:** [image001.png](#)

---

**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](mailto:deanna.walterCD@co.chelan.wa.us)



---

**From:** Brian Kramer <kramer\_ae@hotmail.com>

**Sent:** Monday, June 15, 2020 11:19 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](mailto:info@straccwa.org)

**Subject:** Submit into Record for STR Public Hearing

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

This email response is in support of STRACC.

Those opposed to STRs are using the justification that ordinance are being violated. The solution to this simple: enforce the existing ordinances. This can even be a positive revenue stream for local law enforcement.

As an owner of a STR that our family also uses, I am already highly incentivized to not tolerate abuse of properties. I'm on the same side as those opposed to STRs insofar as following existing ordinances.

Property managers obviously are also incentivized, as property damage and nuisance poses both expenses and loss of future revenue. Property managers also encourage rentals to be made far in advance, because those who reserve far in advance, as opposed to last-minute reservations, are more likely to be the kind of renters who do not abuse properties.

Our property is a single-family residence. If we are not already limiting rentals to single families, I am open to having a conversation about having that restriction, with allowances for larger properties that are designed for multiple families.

If the problem to be solved is the violation of existing ordinances, and if sanctioning short term rentals (as opposed to simply enforcing the ordinances) is the solution, then we should be asking whether same sanctions apply to non-STR properties. If residents of long-term rentals or properties they own violate the same ordinances, then what is the recourse?

If the application of a law is not applied fairly, then one wonders if the intent of law itself was ever a concern. Are nuisance ordinances intended to reduce nuisance, or are they intended to be simply be used as pretenses to impose controls on an activity that isn't even inviting any nuisance.

I know my property has not invited any nuisance; in fact, the fact that it is a rental means that I take care of it which is a goodness for the whole neighborhood.

Please, don't use the law as a tool to accomplish goals that are disjoint from the actual intent of the law.

Opponents of short-term rentals that fail to incorporate these arguments in their reasoning should be asking themselves: am I presenting my position in good faith? The more the *perception* of bad faith that exists (and I really don't think there needs to be any bad faith in our beautiful community), the more you invite short term rental owners and property managers to put up a fight. Did you expect any less?

Thank you for reading,

Brian Kramer

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 11:33:10 AM  
**Attachments:** [image001.png](#)

---

**Deanna Walter, AICP**

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---

**From:** Stephen Williamson <[swilliams1114@yahoo.com](mailto:swilliams1114@yahoo.com)>

**Sent:** Monday, June 15, 2020 11:08 AM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay  
<[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug  
England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; [info@straccwa.org](mailto:info@straccwa.org)

**Subject:** Submit into Record for STR Public Hearing

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

Hello

I want to make my voice hear in this matter! I am completely against these new regulations.

We purchased our home as our own personal vacation home and also to specifically nightly rent after 2 other court cases had allowed nightly rentals! We signed a 30 year contract with the bank to make this happen. We purchased a distressed foreclosure home that had sat empty in the neighborhood for 5 years. The home was subject to breaking and entering, theft and vandalism in those 5 years. We will be forced to sell or loose to foreclosure, our home if these rules go into effect; as we will not be able to afford monthly renting at what our current mortgage is in comparison to going rental rates. This will only drive monthly rental rates sky high. We have only brought property value and pride of home ownership to our neighborhood.

If we are and have been renting nightly it is unjust to not allow us to be grandfathered in and allow

us to continue nightly renting with out these new regulations. By not allowing us to be grandfathered in you will be crushing property values and crippling our way to maintain our mortgage. We and others will loose our homes! This will be extremely detrimental to many families. This will also be extremely detrimental to our local businesses! These small businesses are already struggling to survive and this will be the straw that breaks them. This could be easily avoided if the county simply enforced the current nuisance laws.

These hearings should absolutely be placed on hold! This is astounding that you have continued to plow forward on these matters when the rest of the county, state and country have been on lock down with Covid. It's absolutely amazing to me that the majority of nightly rental owners I have spoken with do not know this process is happening! I feel it to be a personal attack at an industry you clearly do not understand.

Please hear these words! You will be damaging Chelan County with these new regulations.

Steve Williams

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Letter in support of Short term rentals  
**Date:** Monday, June 15, 2020 11:33:00 AM  
**Attachments:** [image001.png](#)

---

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**From:** Reava Davis <reavadavis@icloud.com>  
**Sent:** Monday, June 15, 2020 11:06 AM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Letter in support of Short term rentals

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

Chelan County Planning Commission

I have been an owner and landlord of both long-term and short-term rentals.  
I believe it is unfair and unjustifiable to treat them differently. A rental is a rental, is a rental.  
Concerns of noise, garbage, parking and safety should be applied to both types of rentals.  
There are advantages and disadvantages to managing both types.

**Long Term Rental:**

**PROS:**

- \*Doesn't take much time in managing.
- \*You get consistent revenue.

**CONS:**

- \*Generally get the home back in worse condition than when you initiated the rental term.
- \*Difficult to evict.
- \*Can't control how the property is being maintained outside or in.
- \*Can't control how often they have parties or make noise, garbage overflow or number of cars.

**Short Term Rentals:**

**PROS:**

- \*The homes are kept up inside and out to attract customers.
- \*Easy to evict if rules are broken.
- \*Easy to shut down disobedient behavior.
- \*Brings in good revenue for the county in taxes and tourist money.
- \*Provides an experience for families to build memories.
- \*Employs various people. Supporting the community.

**CONS:**

- \*Neighbors have fear around them. (Most of which can be resolved).
- \*Excess noise, cars, garbage. (All of which can be resolved).
- \*Much more work involved-multiple rental contracts, (screening good tenants, extensive cleaning, stocking supplies, maintaining the yard, indoor repairs).

I live in a neighborhood where both rental types exist and I prefer to live next to a well-managed short term rental than a house with renters (or even owners) that don't respect the environment around them. We have neighbors (own their home) that like to host gatherings most weekends filling the area with cars and play their music loud, even past curfew. We have other neighbors that don't consider their yard filled with tossable junk outside to be offensive. Many yards & homes are not maintained, bringing my property value down.

I've seen some rentals that look condemnable but no one is concerned of the safety for those tenants? I don't understand the disparaging discrepancy between the two types of rentals. If a short term rental is causing problems and is not well managed then there is a course of action one needs to take. But, if a short term rental is managed well they are quite desirable to have in the neighborhoods.

I support short term rentals in any area of Chelan County because I don't see how we can say one is better than the other. I would ask that they would both be well managed and maintained.

Reava Davis

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [Lisa@berkconsulting.com](mailto:Lisa@berkconsulting.com)  
**Subject:** FW: Copy and update of my original emailed comments  
**Date:** Monday, June 15, 2020 11:18:21 AM  
**Attachments:** [image001.png](#)

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I would add this to the next round of comments.

**Jim Brown**

Director

Chelan County Community Development

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**From:** CD Director

**Sent:** Monday, June 15, 2020 10:27 AM

**To:** Jim Brown <[Jim.Brown@CO.CHELAN.WA.US](mailto:Jim.Brown@CO.CHELAN.WA.US)>

**Subject:** FW: Copy and update of my original emailed comments

Do you want to ask one of the commissioners if they would like to respond, or if they want us to respond?

Unfortunately, most of the answers are going to be "I don't know" because we are not tracking or regulating them at this time.

**Deanna Walter, AICP**

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---

**From:** Steve Harada <[harada.steve@gmail.com](mailto:harada.steve@gmail.com)>

**Sent:** Monday, June 15, 2020 10:18 AM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; [info@straccwa.org](mailto:info@straccwa.org)  
**Subject:** Copy and update of my original emailed comments

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

June 2, 2020

Dear County Commissioners and STRACC Executive Board Members,

I have a few questions:

1. Will the meeting on June 17th be in person or virtual?
2. Are the current laws for short term rentals being enforced?
3. Are the owners, renting STRs, paying taxes to the city and state? We pay city and state taxes each year.
4. Do the owners, renting STRs, have a State License? We renew our Business License with the state each year.
5. Are numbers 3 & 4 above the main complaint?
6. If there are problems with the renters making too much noise or destroying property, shouldn't the police be involved and resolve the issue?
7. When we purchased our property as a second home in 2005, we were told that our home could also be a short term rental. Short Term Rentals were allowed only on the Downtown side of Leavenworth off Highway 2.
8. We were told that on the other side of Highway 2 only long term rentals were allowed. If this is the case, perhaps Leavenworth should allow STRs on both sides of the highway to increase the tourists.
9. We have added to the economy by hiring cleaning staff, repair staff, purchasing supplies, and having meals, etc in Leavenworth.
10. Our guests also purchase merchandise, food, gas, activities and other things that help the economy of Leavenworth and surrounding communities.
11. We live in a small town and know the local stores and restaurants would not survive if we did not have tourists.
12. If there are complaints about a shortage of housing to purchase, look on Zillow or local real estate listings. There are several places available.
13. To us, we would think any tourist town would love to be in the situation that Leavenworth is having with so many tourists to spend money and help the economy.
14. Leavenworth has grown in popularity and tourists since we purchased in 2005.
15. We think free public parking is a huge problem.
16. If you get rid of STRs, who do you think will fill the local restaurants, buy the merchandise at the shops and Art Fair near the Gazebo?
17. Think of all the taxes Leavenworth and the state will lose without tourists who stay at STRs and Hotels.
18. Most tourists will not "drive to Leavenworth and return home in one day". They need a place to stay for one or more nights as part of their vacation.
19. The reason tourists use STRs is because Hotels only allow 4 people to a room and if you have 3



children, you have to rent 2 Hotel rooms.

20. We feel the owners of the STRs should be allowed to decide how many guests can stay in their property. They are responsible for the cleaning and upkeep of the property.

21. If you own a home, does your City or County tell you how many friends and relatives can stay overnight with you?

22. We would be happy to sit down and discuss the above items and more to help both sides for the future of Leavenworth, WA.

24. When our family is not using our second home, we rent it out as a short term rental. Since we rent it out as a short term rental, we pay increased HOA fees to our condo association and we pay a higher insurance premium to cover the condo and liability for our renters.

25. As a home owner and a short term rental owner, we don't make enough income from the STR to cover property taxes, business and occupation taxes, insurance, HOA fees, repairs, cleaning fees, replacement of supplies (towels bedding, etc) and the mortgage. Therefore, any additional fees or regulations that the county is proposing will have an adverse effect on us.

**Update:**

26. With Covid-19 and the closing of businesses in the State of Washington, this has given the City of Leavenworth and Chelan County a sampling of what it would be like if you closed all the Short Term Rentals in Chelan County.

27. As I mentioned in #18 above, without a place to stay 1-3 nights, all businesses in the area will lose money and many will have to close and probably will not be replaced.

28. Where we live, the local restaurants could not exist long term on only local residents eating at their restaurants.

**29. Do you go out to eat several times a week to help your local restaurants survive?**

30. There are not enough hotels to support the number of visitors who want to come to Leavenworth for a short visit and this is where Short Term Rentals help the economy.

31. With the loss of business and income and taxes, Leavenworth will end up close to what it was before the Bavarian Theme was initiated.

32. With the decreased income and taxes, Chelan County will suffer a large financial downturn.

Sincerely

Kathy and Steve Harada

**From:** [CD Director](#)  
**To:** [RJ Lott](#); [Lisa Grueter](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 10:58:57 AM  
**Attachments:** [Image001.png](#)

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**Deanna Walter, AICP**

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---

**From:** William Kelly <wkelly0919@gmail.com>

**Sent:** Monday, June 15, 2020 10:58 AM

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

**Subject:** Submit into Record for STR Public Hearing

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

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:** CD Director  
**To:** RJ Lott; Lisa Grueter  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 10:28:06 AM

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Interim Assistant Director  
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deanna.walterCD@co.chelan.wa.us

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

From: Gayla Hostetler <gdhtigger@yahoo.com>  
Sent: Monday, June 15, 2020 10:23 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  
Cc: G. Hostetler <gdhtigger@yahoo.com>  
Subject: Submit into Record for STR Public Hearing

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

STRACC:

Why is there so much negativity about STRs?? I just don't get it. Think of all the money that is spent when a person comes to town. They spend \$ not only with whatever vacation rental company but at restaurants, wineries, souvenir shops, all the small businesses in a particular town. It really is a win-win situation! Think of the \$ you've spent when you have stayed somewhere. Existing STR's should be grandfathered in and exempt from new regulations. And most importantly, enforce the current nuisance codes! Yes neighbors should be there for each other but obviously in a positive way. Things could go south real quick if a certain neighbor does not like you, etc. Please strongly consider making the right decision and grandfathering in existing STRs and lowering the cost of the permit. Again, think of all the additional \$ that is spent when someone stays at a vacation rental. All that \$ is vitally important to Chelan County (I had to move back to the other side - count your blessings for being able to live where you live!!! and be even more grateful for all of us who want to come to the Leavenworth area and spend our \$).

**From:** [CD Director](#)  
**To:** [RJ Lott; Lisa Grueter](#)  
**Subject:** FW: [Kirsten Larsen] Fwd:  
**Date:** Monday, June 15, 2020 10:25:09 AM  
**Attachments:** [ChelanCountyCommunityDevlFromShelby.pdf](#)  
[image001.png](#)

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**Deanna Walter, AICP**

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**From:** Shelby Scott <[shlebco@gmail.com](mailto:shlebco@gmail.com)>  
**Sent:** Monday, June 15, 2020 10:05 AM  
**To:** Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>  
**Subject:** [Kirsten Larsen] Fwd:

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

----- Forwarded message -----

**From:** Sarah Scott <[sarahlenorescott@gmail.com](mailto:sarahlenorescott@gmail.com)>  
**Date:** Sun, Jun 14, 2020 at 10:19 PM  
**Subject:** Re:  
**To:** Shelby Scott <[shlebco@gmail.com](mailto:shlebco@gmail.com)>

On Sat, Jun 13, 2020 at 2:23 PM Shelby Scott <[shlebco@gmail.com](mailto:shlebco@gmail.com)> wrote:

**From:** Shannon Rome  
**To:** CDPlanning; Kevin Overbay; Bob Bugert; Doug England  
**Cc:** STRACC Admin  
**Subject:** [CD Planning]Statement against new short term rental regulations  
**Date:** Monday, June 15, 2020 10:11:42 AM

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

To Chelan County Commissioners;

To be entered into public record for the meeting on 6/17/2020.

First, I believe this is not the time to be planning and enacting new regulations on short term rentals. We as owners/supporters of them cannot gather to be present for meetings and express our opinion and show how many of us operate in a safe respectful manner, and sorry, no, Zoom is not an equal equivalent of being able to be present at planning meetings.

If you take nothing else from this letter please at least honor our rights as citizens and postpone any planning on this front until All COVID-19 mandates are lifted. This is not the time to push this through when all sides cannot be heard as we have the right to be.

Next, the arbitrary cap on occupants you are considering is not fair. We have a property with 7 bedrooms that can easily sleep more than 10 people with safety and comfort and with out causing any parking stress or issues with neighbors (the home is on 12 acres).

I can perhaps understand concerns in downtown areas or where parking is limited, to that I say, there are already laws in place to handle that type of issue.

Enforce them.

How is it fair to lump rural homes being used as short term rentals into the segment that are in more dense areas.

Enforce parking and other laws as they exist, don't add another layer of "permits" to then have to enforce in addition to the laws that already stand.

(Unless this is really just about taking away our rights as property owners to use our property!?)

Our finances are being Greatly affected by COVID-19 already.

Please consider that we pay our property taxes (considerable, and always on time), remit required taxes to the county on guest stays and provide employment directly and indirectly by the guests we bring to the area.

The county will be affected by COVID-19 already as well, do you really imagine that adding in a permit fee/ arbitrarily capping headcount and forbidding future STR's will be a benefit to Chelan County or the majority of its residents long term?

Many residents are employed in tourism related jobs, why lower the number of their customers or their employment opportunities?

Lastly, a ban on any future STR's is shortsighted and unfair to homeowners both current and future. Our family has been able to keep and maintain (to a very high level I might add) our vacation homes (two on adjacent properties) due to the ability to run as STR's - we can offset the considerable costs of property taxes and maintaining the homes with that income while also being able to enjoy the area ourselves as a family.

Many of our guests return to our homes year after year and feel like they are "Their Vacation Home" - how special is that? How many hotels engender that kind of loyalty?

A ban on any new STR's will make what we have impossible for others, and why? Who does that benefit REALLY in a county that has such a large tourist base?

We love the area, we love our two properties, we love the people who work for us around the properties.

We would like to be able to keep operating as we have for many years; safely and respectfully.

There are already laws in place that can address the concerns these proposed new regulations allegedly do, all that is

needed is simple enforcement, not a new highly restrictive layer of regulations.

Please note us as private owners of two STR's that are AGAINST your new proposed STR regulations and Certainly any planning and enactment during Any COVID-19 mandated restrictions.

Sincerely;  
Shannon M Rome  
Heaven Can Wait LLC  
[www.hcwlodge.com](http://www.hcwlodge.com)  
Ph 425-985-6455  
Fax 425-497-1839

Sent from my iPro

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: [CD Planning]Short-term rentals  
**Date:** Monday, June 15, 2020 9:06:23 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Mike Piroto <mikepirotto@gmail.com>  
**Sent:** Sunday, June 14, 2020 6:11 PM  
**To:** Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>  
**Subject:** [CD Planning]Short-term rentals

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

Director Brown and Planning Commission,

The Cougar Creek Fire threatened the Lake Wentachee/Plain Community, as well as other areas of Chelan County two years ago. There were two town hall informational meetings that were held in Plain. A total of seven different families approached me who were staying in nightly rentals at the time. Six families were from the west side and one family from Nevada. They were asking for information about evacuation stage level meanings, what the evacuation routes were, and where they could find more information if things got worse. Fortunately, there was time to answer their questions and provide them with the requested information in an attempt to lower their anxiety levels.

If the Cougar Creek Fire had acted more like the Camp Fire in Paradise CA, then things would have been much worse for these families, as well as for others in the area. These renters would not have known what to do, when to do it, and where to go if they would have had to evacuate at a moment's notice, and the results would have been more dire.



Lake Wenatchee Fire & Rescue would like to make the following recommendations when considering the nightly rental ordinance:

1. Provide easy access to a map of evacuation route(s) from the immediate neighborhood and major roads in the area leading to a State or US highway in the event of an evacuation.
2. Provide a written explanation of the three evacuation level warnings used by the Chelan County Sheriff's Department. Provide information if your local community has an evacuation siren, and what to do in the event it sounds.
3. Provide sources of information in the nightly rental where emergency information can be obtained such as Facebook pages, media sources and business phone numbers/websites for local emergency services.
4. Provide written information in the nightly rental as to when campfires are prohibited per County code.

We think these are sensible low-cost measures that can be easily instituted to address life/safety issues for nightly renters and their families. We would like to believe people on both sides of the rental ordinance issue think these ideas are reasonable.

Lake Wenatchee Fire & Rescue thank you for the work Chelan County has been doing on this topic for the last 20 months.

Sincerely,

Mike Pirotto  
Firefighter/EMT  
Ready, Set, Go! Coordinator  
Lake Wenatchee Fire & Rescue

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rental Regulations  
**Date:** Monday, June 15, 2020 9:04:55 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Matthew Carlisle <carlislematthew@hotmail.com>

**Sent:** Monday, June 15, 2020 8:48 AM

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

**Cc:** Stacey Hurd <staceyhurd@gmail.com>

**Subject:** Short Term Rental Regulations

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

Hello,

We are writing to express support for the introduction of short term rental regulations. We live in Plain adjacent to three rental properties and while they are \*mostly\* trouble-free, it is clear that short term rentals differ from long term rentals in their character and impact on the neighborhood. Their occasional use as a "party house" is the most concerning use that we would like the regulations to address, though we are also strongly in support of the limits on permits as proposed in order to maintain housing stock for those that wish to live here full time.

I'm sure you have heard a lot from lobbyists and residents that have a financial interest in maintaining the unregulated status quo. We hope that you are also hearing from other residents too, as we see a lot of frustrated people on Nextdoor as well as various Facebook

groups.

The issues:

**-Noise.** Mostly drunk parties in the summer, screaming and shouting into the early morning hours. Though we are probably 100 yards from the properties, sound travels well out here and in the summer we need our windows open at night.

**-Trespassing.** We have no fences between our property and the 3 rentals. Vacasa has put a note in for the renters, and we have installed ropes too. It does seem to be helping but we're considering a more permanent fence as some guests just never seem to get the message. This is additional expense we are hoping to avoid.

**-Garbage.** Short term renters sometimes over fill the garbage bins (which are not secured against animals) and the property management company is sometimes not putting them out on Monday morning reliably. The net result is garbage on the road and blowing onto my property. We once had used diapers on our driveway that we had to clean up.

Comments on the regulations:

**-Bedrooms.** The limit of two guests per bedroom seems reasonable, but what's a bedroom? We don't see the definition anywhere. Can owners just state how many bedrooms they have? We would suggest the number of bedrooms could be defined as: the *lower* of the septic system bedroom capacity as documented by the as-built design with the health department (if on septic), and the number of "legal" bedrooms as defined by a standard relating to egress, closed area, closet, whatever makes sense. We see this standard in place when selling a house - why not when renting a house?

**-24 hour support.** We are in strong support of the provision for a 24 hour telephone number but we believe it should also a number that can be texted. Texting will allow for better documentation of concerns and response for review afterward.

Thank you for your time and consideration and we appreciate the work you're doing in this area.

-Matthew Carlisle and Stacey Hurd  
16975 River Road,  
Leavenworth, WA 98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Comments on Short Term Rentals  
**Date:** Monday, June 15, 2020 9:01:40 AM  
**Attachments:** [Peshastin STR Letter 6\\_14\\_2020.pdf](#)  
[image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

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Wenatchee, WA 98801

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**From:** Stan Winters <[winterss1@me.com](mailto:winterss1@me.com)>  
**Sent:** Monday, June 15, 2020 8:59 AM  
**To:** [Lisa@berkconsulting.com](mailto:Lisa@berkconsulting.com); CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Prosecuting Attorney <[Prosecuting.Attorney@CO.CHELAN.WA.US](mailto:Prosecuting.Attorney@CO.CHELAN.WA.US)>  
**Subject:** Comments on Short Term Rentals

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

Please see attached comments from the Peshastin Community Council regarding Short Term Rentals.

Stan,

Stan and Vania Winters  
8200 Riverview Rd  
Peshastin, WA 98847  
509 293-0457

**From:** [CD.Director](#)  
**To:** [RJ.Lott](#)  
**Subject:** FW: [CD Planning]STR regulations  
**Date:** Monday, June 15, 2020 8:59:42 AM  
**Attachments:** [image001.png](#)

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**Jim Brown**

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**From:** David Morgan <davidmorgan29@hotmail.com>  
**Sent:** Saturday, June 13, 2020 9:05 AM  
**To:** CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@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.

Dear Commissioners,

I am a member of Friends of Leavenworth, a non-profit organization that works to preserve the quality of life and environment in Leavenworth and its surrounding area. We have reviewed the regulations of Short Term Rental properties as proposed by Chelan County. In our comments, we urge the County to consider that nonowner occupied short term rentals are illegal in residential zones; they are commercial enterprises that should not be permitted in rural residential zones. We find that the proposed regulations are inadequate to render them compatible with residential zones. STR's that are not the owner's primary residence and are operated with no owner on site are very often the cause of conflict with year round residents of Chelan County's residential zones.

Commercial enterprises, often owned by corporations, are generally incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STR's instead of residential homes. Nonowner occupied STR's have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones historically have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A sense of community with their neighbors. Short term tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the neighborhood are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal commercial STRs operated by absentee owners.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. An agent of the owner cannot objectively perform these functions due to conflict of interest and a lack of respect by tenants. And, it is not unfair to state that STR tenants are often argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to allow for a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and septic

system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
- Tier 3 STR's, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are to be permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

Permitting the existence of commercial nonowner occupied STR's in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. This state of affairs is destructive of the quality of life in the residential zones of Chelan County. Residents should not have to be calling or even thinking about calling the sheriff every weekend because of noisy disruptions by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. Additionally, even if the sheriff responds, there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds that of long term rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. There are 72 house or condo real estate listings currently in the 98826 zip

code. 50 are in areas where STR's are unrestricted. 40 of the 50 have marketing comments promoting them as potential STR'S. As you know from the Berk research group, we have added approximately 800 STR'S in the last 5 years. Additionally, many homes are converting to STR'S off the market and are unreported.

Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open the door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Thank you  
David Morgan  
Leavenworth



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR  
**Date:** Monday, June 15, 2020 8:59:22 AM  
**Attachments:** [image001.png](#)

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## Jim Brown

Director

Chelan County Community Development

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Wenatchee, WA 98801

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**From:** steve <[sstroud@nwi.net](mailto:sstroud@nwi.net)>  
**Sent:** Saturday, June 13, 2020 12:00 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** STR

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

Greetings-

I live in a residential neighborhood just outside Leavenworth on Fox Rd. My neighborhood has gone from all residents, families, and working locals to over 25% STR. This influx of commercial 'motels' has destroyed the fabric of the neighborhood, increased traffic, strained our community wells, and chased out local people who want to live in the Leavenworth area.

These businesses, in residential zones, are not as important as protecting and supporting people like me who want to live, work, and raise our children in a residential neighborhood.

I desire a STR free RR2.5. If that is not possible, there has to be a way to decrease the density of all STR to no more than 5% of the total homes in an area. And there should be no grandfathering of any existing STR.

My neighbor advertises his STR with ..."in a quiet residential neighborhood." Well it use to be!

Please save our neighborhood and community. Regulate, limit and decrease STR in the Fox road

neighborhood and Leavenworth in general.

Thank you

Steve Stroud

10587 Fox Rd.

Leavenworth WA. 98826

509-433-8109

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Monday, June 15, 2020 8:59:11 AM

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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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Mimi Reid <[mimi@2reids.com](mailto:mimi@2reids.com)>  
Sent: Saturday, June 13, 2020 5:57 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: Short Term Rentals

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

Hello,

We are 16 yr owners on Lake Wenatchee's north shore. We are very concerned about the short term rentals that are inundating our area. Our neighborhood is just not the same. Cars speed down north shore drive, there are loud parties going well into the night, several are not following fire restrictions and garbage is overflowing into the street and not bear protected.

We ask that we develop more strict guidelines and more oversight into these home rentals so not to put others in danger or disrupt life for residents.

Please consider the recommendations by RUN to help make this situation more cohesive.

Thank you,

Mimi and Andy Reid  
177851 North Shore Drive  
Leavenworth, WA

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals in Chelan County  
**Date:** Monday, June 15, 2020 8:58:54 AM  
**Attachments:** [image001.png](#)

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## Jim Brown

Director

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**From:** MC Bach <mcbach@hotmail.com>  
**Sent:** Saturday, June 13, 2020 6:37 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short Term Rentals in Chelan County

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

To the CD Director, Chelan County

I live on a private road, a mile off of East Leavenworth.

We moved here not just for the peace, quiet and wilderness - but for the feel of the community.

We are involved with our community through volunteer work with both the hospital and fire department and attend one of the local churches.

Leavenworth provides a great deal of temporary housing for visitors through the traditional hotels, motels and inns; as well as the camp sites and motor home areas available. Temporary rentals take away from those local businesses. It also ruins the flavor of the area by having more and more homes turn into what in essence are unsupervised "frat houses". There has only been one property on our street that has generated calls to the police. It's been over 15 times for disturbances of noise and unruliness; and of course it is the only property doing temporary rentals. It causes concern for our safety; our neighbors safety, all of our properties and our quality of life. This trend of temporary rentals becoming a larger percentage of the

neighborhood may soon be too far gone to turn back if something isn't done now.

We are a community that supports quality over quantity and community over cash. This was proven when the Chamber of Commerce revamped the Octoberfest to be more family oriented, and less drunken college weekend. There was still enough activity for a robust economy without all the downside of disrespectful visitors.

We have seen other areas over-develop and change forever, and not for the better. Please have the courage to say NO to the temporary housing business; and YES to Leavenworth retaining the charm and community that took so many years to build up.

*Mary Catherine Grienauer-Bach*  
Cell: 415.265.7035

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rental (STR) code  
**Date:** Monday, June 15, 2020 8:58:34 AM  
**Attachments:** [image001.png](#)

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**Jim Brown**

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**From:** maureen <maureen@nwi.net>  
**Sent:** Saturday, June 13, 2020 6:40 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short Term Rental (STR) code

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

Dear Director,

My late husband and I bought our home 10 years ago in the Ponderosa Estates, in the Plain area, and moved here full time from Kirkland, WA to be part of what was then, a close community with strong volunteerism.

In the intervening years, we have seen STR's grow with no apparent oversight.

The STR property owners do not contribute to our mission to be a "residential community". [www.pcc.org](http://www.pcc.org). The Ponderosa has been in existence for close to 60 years and it has changed dramatically.

Although we have rules that govern everything from pool use, trail use, river access, speed limits, and quiet hours - we continually have issues with STR's in part because the owners are not on-site to manage them. Problems include speeding, swimming after hours, moving rocks and fishing in the river, letting dogs run loose, taking rec vehicles on trails, violating quiet hours with loud parties, and building fires during burn bans.

I do not want to see the neighborhood where I live continue to be used as someone's investment. I have friends who work in the area who can't find places to rent, or have been out bid on homes by these investors who have no stake in the community.

I want you to support the people who have chosen to live here and not outside investors by putting a stop to STR's and giving existing STR owners the option to lease their properties as full time rentals to people in our community.

The County's lack of code in this area, with no caps on the # of STR's encouraged the problem we are now facing. Grandfathering them in to any new code, is not supporting the people who work and live here.

Respectfully,

Maureen O'Dea-Mitchell  
24201 Morgan St.  
Leavenworth, WA 98826

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Monday, June 15, 2020 8:58:23 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

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**From:** Jerry Becker <beckerjl@comcast.net>  
**Sent:** Saturday, June 13, 2020 8:54 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 our County Officials and concerned parties:

We are property owners in Chelan County at Lake Wenatchee. For the 18 years we have owned our home, we have not rented out our property and keep it for personal use only. We have noted a slow but **steady degradation** in our "North Shore Drive Neighborhood" over the past few years as more and more cabins are posted as vacation rentals and available for part-time usage by non residents.

We would like to specifically mention a few of the situations we have noted over the past year that highlight the need for elimination, or **strict regulation** and control of these rental facilities.

1. Non-local cars driving at higher than safe speeds up and down North Shore Drive. Increased traffic flow with children and pets present.
2. Gatherings of large groups of vehicles at specific rentals with loud crowds of people present. Loud music both on land and on the water from boats.
3. Bonfires lit during burn ban periods with sparks flying up into the trees above the fire location.
4. Increased amounts of litter and trash thrown out along the side of the road on North Shore



Drive

5. After many weekends, trash cans and bins left out on the road in front of rental cabins with wild animals foraging and spreading garbage and food scraps along the road and into the undergrowth.
6. Off leash dogs from rental cabins intimidating walkers and other pets under their owners' control.

Please take these specific observations into account when drafting your rules and regulations regarding short term rentals in Chelan County. For those of us who reside in these mountains and appreciate their peace and beauty, we understand that short term rentals may provide short term gain for the rental property owners, but degrade the quality of life and beauty of the area for those of us who reside here on a more permanent basis. **County government has to do the right thing and provide sanctity and preservation of our total environment for future generations, and the quality of life of those who have already made that choice to be here.**

Part-time renters do not have any vested interest in our local environment and are only here for their own enjoyment and pleasure. Many times they will treat our environment with **impunity** and leave our community more worn, environmentally altered and polluted, crowded and noisy. **It's all about the money** and if we really understand the motivation of that fact, the moral equivalent of integrity mandates that strong controls be instigated to regulate or eliminate destructive rentals in our County. Stand up for what you would expect in your own neighborhood or next door to your own personal residence. This situation in Chelan County requires responsible, incisive leadership and you have the opportunity to be that truly responsible legislator here. Understand that you are being influenced by lobbyists that have no agenda except to maintain the profitability of their clients to the detriment of local residents. Follow the money and recognize what is really going on here. Support the citizens that voted for you in past elections. They deserve your support and action on their behalf. Don't cave in to outside influencers. Listen to RUN and follow the existing laws of our county.

Thank you for your consideration and action for the betterment of our County.

Gerald and Valaree Becker  
17381 North Shore Drive  
Lake Wenatchee  
Leavenworth, Washington 98826  
2066183520

Sent from [Mail](#) for Windows 10

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Let's put common sense limits on rentals in the residential zones in our communities.  
**Date:** Monday, June 15, 2020 8:57:54 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

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**From:** Ben Edwards <[ben@alttext.com](mailto:ben@alttext.com)>  
**Sent:** Saturday, June 13, 2020 9:13 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Let's put common sense limits on rentals in the residential zones in our communities.

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

Dear Chelan Douglas Planning Commissioners,

As a resident of Chelan County living at 1315 Dempsey Road in Leavenworth, I would like to offer my comments on the latest revised Short Term Rental Draft Code. I am particularly concerned with Tier 2 and Tier 3 of the proposed three-tier system. It seems clear to me that Tier 2 and 3 houses (absentee owners) constitute commercial use, and therefore should not be allowed in residential areas. If a Tier 2 or 3 owner wants to rent his/her property in a residential zone, it should only be as a long-term rental.

I do not think that 'grandfathering' existing rentals is an acceptable solution as these rentals have already been operating in violation of the law. Rather than reward this behavior, I believe everyone should have to apply for new permits. Also the permits should not be transferable, to better control the number of STRs.

If any Tier 2 homes are allowed at all, I believe a sunset provision of 1-2 years must apply for all existing STRs beyond the 5% maximum density. However, absentee owners will still have the option to rent their property as a long-term rental.

Living in our community and being a part of our Leavenworth neighborhood, I have become concerned that the absentee STR in our neighborhood degrades the quality of life we have all come to cherish. Vacationers behave differently than residents—to the detriment of the residents. Because of the constant turnover of STRs the visitors are not concerned about being good neighbors and therefore, excessive noise, increased trash, and dangerous traffic all become weekly occurrences.

I hope that you will consider this letter carefully when looking at changes to the draft code. I am not alone in my desire to see changes for the better in our communities. There are nearly 1500 signatures for a petition in agreement at the time I write this. Please reach out to me if you have questions about my concerns.

Thank you,  
Ben Edwards

**Ben Edwards**

[alttext.com](http://alttext.com)

[ben@alttext.com](mailto:ben@alttext.com)

(509) 593-8488

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR  
**Date:** Monday, June 15, 2020 8:57:34 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

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**From:** Carrie Wright <carriewrightagain@gmail.com>  
**Sent:** Saturday, June 13, 2020 10:21 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** STR

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

Hi-

I live in the Fox Rd neighborhood just outside of Leavenworth. Our once neighborly community has been overrun with STR. Almost 25% of the homes are now run as commercial businesses with overcrowding streets, and loud parties every weekend. We live in our RR2.5 because we want to have a home and raise our children in a rural residential setting. People are buying, building, adding on for the sole purpose of turning residential homes into motels.

This has got to stop. Please protect our right for peaceful enjoyment of our home.

I would prefer no STR in RR2.5. But short of that:

- 1- density limits of 5% for ALL STR must be the rule.
- 2- no free passes or grandfathering ANY STR. Especially since most were created without permits or regards to zoning or CCR's.
- 3- There must be a mechanism to decrease/sunset this over proliferation of STR.

The Leavenworth economy was thriving before there were some 800 STR's in 98826. The local economy will be healthier and more family oriented when there are far fewer.

Thank you for your time  
Carrie Wright  
10587 Fox Rd  
Leavenworth WA 98826  
509-293-1256

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Opposition to Short Term Rentals  
**Date:** Monday, June 15, 2020 8:57:13 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Chris Weiss <[cnweiss@gmail.com](mailto:cnweiss@gmail.com)>  
Sent: Sunday, June 14, 2020 6:49 AM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: Opposition to Short Term Rentals

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

>>>> My name is Chris Weiss. I live full time at 14609 Fish Lake Road Leavenworth, Washington 98826.

>>>> In light of its many adverse impacts, I believe the commercial short term rental of a house (STR) destroys the vital sense of community in residential neighborhoods. Neighbors are replaced by absentee landlords who rent to transient occupants. The problems with the constant turnover of overnight visitors are exacerbated (1) in fire country, such as in the Upper Wenatchee Valley, where a preponderance of renters come from a marine environment (Puget Sound) where wildfire risks are low and (2) in fragile ecosystems, such as lakefront properties, protected by Washington's Shoreline Management Act and other environmental regulations.

>>>> Further, the law in Chelan County does not allow STRs. Not having enforced its own land use ordinances and regulations over the last ten years, the County should not now retroactively authorize the unlawful status of STR's that has come to exist in our community. Please enforce the law. Businesses — including sole proprietors — possess no enforceable rights and no lawful expectation to obtain the County's retroactive or prospective blessing to operate commercial STRs in residential communities in Chelan County.

>>>> Thank you.

>>>> Chris Weiss

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Please Regulate STR's!!!  
**Date:** Monday, June 15, 2020 8:57:01 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

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**From:** Jenny Bourgeois <jbadewitz85@gmail.com>  
**Sent:** Sunday, June 14, 2020 7:47 AM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Please Regulate STR's!!!

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

Dear County Planning Commission,

I am writing to ask you to please instill stronger regulations on short-term rentals in order to preserve the integrity of our communities and community building infrastructure.

It is imperative for a community that desires a strong foundation of support, engagement and long term economic viability to have access to affordable housing. If you want a strong community built on support from all constituents, they must be able to live in that community. Being a worker in the service industry, I have had numerous co-workers that have had to move out of the area as they were unable to find affordable housing or any housing at all.

It saddens me that there are a few individuals that have bought multiple homes in our community that sit empty most of the time, while hard working locals can barely afford rent nevertheless the opportunity to purchase a home.

My husband and I have been fortunate that we have property and a home. Not a summer has gone by that someone did not ask if they could live in a run down travel trailer on our property (that doesn't even have running water) as there were no other alternatives. We currently rent out a room in our home to a couple and have another couple who have parked a self-contained fifth-wheel next to our home as there are simply not enough housing options available.

I was born and raised in Park City, Utah, a very popular tourist destination. Change is inevitable in communities like Park City and Leavenworth where the attraction of outdoor pursuits and a small mountain community bring folks from near and far. I more than some understand that you can not stop change, but when it comes to preserving the very essence that brings people here, then we have a responsibility to help intentionally guide and direct how we want to construct the parameters of our change.

In the case of short-term rentals in Chelan County, I feel that a few individuals have taken advantage of our area in ways that benefit them and not the greater community. Below are a few key points that I support whose regulations would help mitigate the lack of affordable housing as well as encourage the presence of people to actually live and participate in the community.

I believe that the county should require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole) and that Tier 1 STRs must be included in density limits of 5%.

These are just a start but a necessary one. We can always loosen regulations as we need but it is much harder to tighten the reins on growth when it has run away from us. In ten years we will be able to look back at this moment and see how slowing down and taking pause to redirect growth in ways that build a stronger and more sustainable community will have far more positive benefits on economic growth than had we not.

Thank you for your time and hard work.

Best,  
Jenny Bourgeois  
Owner and Farmer of Snowgrass Farm LLC  
Leavenworth WA



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Against absentee-owner STRs  
**Date:** Monday, June 15, 2020 8:56:52 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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

[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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---

**From:** Ellie Chikkaraju <[ellie.chikkaraju@gmail.com](mailto:ellie.chikkaraju@gmail.com)>  
**Sent:** Sunday, June 14, 2020 8:26 AM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Against absentee-owner STRs

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

I am writing this email in order to advocate for strengthening the Draft Code and closing loopholes, especially the loophole that would "grandfather" all existing absentee-owner STRs.

I have seen the difference in owner-occupied STR vs. absentee-owner STR. Having an owner present on site places the burden of enforcement and regulation on the owner vs. on the neighbors. In absentee-owner STRs, the noise at all hours, number of people & cars at the rental, & trash goes unregulated. It has a very negative impact on the neighborhood. Owner-occupied STRs have guests that are well-behaved & respectful knowing the owner is nearby.

I would like to request that you:

- 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loop holes)
- 2) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses

Please help keep our Leavenworth community affordable, livable, & sustainable for the people that

live & work here. This is the community I envision for my children. Where the residential character is preserved and there is a nice balance between tourism & profit and investing in our community, our neighborhood, & our sweet Bavarian town.

Thank you,  
Ellie Chikkaraju

115 Birdhouse Lane  
Leavenworth, WA

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Chelan County Short Term Rentals (STR"s)  
**Date:** Monday, June 15, 2020 8:56:38 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

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**From:** Phil Marbett <[pmarbett52@gmail.com](mailto:pmarbett52@gmail.com)>  
**Sent:** Sunday, June 14, 2020 8:33 AM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Chelan County Short Term Rentals (STR's)

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

I live in Leavenworth and have experienced first-hand the degradation of my Dempsey Rd. neighborhood by the increase of Short Term Rentals, specifically traffic, noise and trespassing. With the 2 rentals I am aware of on Dempsey Rd, there is an increase in traffic and cars parked on the shoulder, along with noise from large parties. We are avid cyclists and also dog owners, this has caused safety and flow issues on our hill. With the added "guests", we are also having a trespassing issue. We live at the top of the hill, with great views - **this is private property** - guests are driving up, parking at the end of the road and getting out, taking photos, even picking flowers, again, this is private property. When confronted, they claim they had no idea. This also tells me the owners of the rentals are NOT adequately briefing the guests of the area and restrictions involved. With the large parties, we are hearing loud music and yelling, "whooping it up" as it were. I asked one gentleman while walking one morning, what the occasion was, he said it was a bachelor party he was attending. While there is a time and place for these festivities, our small, quiet community is not the place. Our home is in a residential neighborhood, not a commercial zone.

I ask the County to:

- 1- Enforce the current zoning that prohibits absentee owner STRs in residential zones,

according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

2- Please follow the Chelan County Comprehensive Plan's zoning goal of segregating incompatible uses. Short term rentals are incompatible with residential neighborhoods. The Comprehensive Plan states: - *Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning. Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents. LUE Pg 15/29*

Sincerely,

Phil Marbett

1529 Dempsey Rd. Leavenworth

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rental Draft Code  
**Date:** Monday, June 15, 2020 8:56:28 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

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316 Washington Street, Suite 301

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Denise Harnly <[denise@harnly.net](mailto:denise@harnly.net)>  
**Sent:** Sunday, June 14, 2020 8:42 AM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Short Term Rental Draft Code

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

Hello Chelan County Planning Commission: =

My husband and I would like to give our wholehearted support for the strengthening of the Draft Code and closing loopholes for the Short Term Rentals. Short Term Rentals are upending the very fabric of our community in Leavenworth. When home -owners become absentee landlords and rent out their homes without regard to safety , it is time to strengthen the policy.

Please adopt the following important points in the revised Short-Term Rental Codes for our County.

There are five sensible and important points with regard to Short-Term Rentals that we are asking the Commission to include in the STR policies:

1) Require owner presence on the site during all rentals for Tier 1 STR 2) Tier 1 STRs must be included in density limits of 5%; 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses; 4) no transfer of permit upon sale of house, including sale of LLC; 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs that exceed the 5% density limit. [KS1]

Thank you!

Denise and Tom Harnly  
10160 Eagle Creek Road  
Leavenworth, Wa 98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW:  
**Date:** Monday, June 15, 2020 8:56:18 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: [rjjennings@nwi.net](mailto:rjjennings@nwi.net) <[rjjennings@nwi.net](mailto:rjjennings@nwi.net)>  
Sent: Sunday, June 14, 2020 9:17 AM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Cc: Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; [overbay.kevin@co.chelan.wa.us](mailto:overbay.kevin@co.chelan.wa.us); Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>  
Subject:

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

My name is Jerry Jennings and I live in Plain. Prior to moving to Plain, we had a cabin at Lake Wenatchee for 12 years. For 21 years now my husband and I have put our heart and soul into these communities.

Every penny we have has been put into our home and we hoped to live here peacefully for the rest of our lives.

Unfortunately, it seems all we do is fight to keep the quiet lifestyle we so desired.

Many years ago, Chelan County should have had the foresight to provide leadership in protecting this beautiful area from the inevitable growth that was to come. Unfortunately, that has not been the case.

It seems Chelan County is always one step behind in just about everything.

I know that your predecessors paved the way for this and over the years this path was followed. IT IS TIME TO FIND THE COURAGE TO DO WHAT IS RIGHT AND BEST FOR CHELAN COUNTY.

The existing County Code is clear, that residential areas are reserved almost exclusively as areas in which residents reside. It seems to me, that is why it is called RESIDENTIAL. Not Commercial, not Tourist, not Business...it is Residential.

There is compelling legal evidence that Short Term Rentals are illegal in residential neighborhoods. But in its complacency, Chelan County has ignored this fact and now, here we are. There is no regulation that can be put in place that will be enforceable. FACE IT. The County does not have the ability to enforce code now. How is it possible to think that adding more regulations is going to solve the problem? It is only going to make it worse. Be realistic.

I strongly urge you to start from the beginning. Short Term Rentals are illegal in residential areas. Tier 1 is

acceptable and rarely is a problem because the owner is on site and the home is being used as a full time residence. BUT using homes that could provide housing for full time residents as a business is wrong.

You have heard every argument and I won't bore you with my bad experiences. What I am asking is for this Planning Commission to have the courage to stand up and do what is right. Follow the law. There is no loss of income for STR owners as these homes can be rented long term. In contrast, there is loss of value to the home owners whose homes have become undesirable to them because the peace and quiet they invested their life in, is gone.

We could all just give up and move. The whole County can just become Short Term Rentals, but what kind of a community will you have then? The long term residents who have volunteered their lives to making Chelan County the great place it has always been will be gone. You will have a County of weekend visitors who will spend their money here, trash the place, and leave. Is that what you want?

I am pleading with you to look deep into your soul. What do you want for our future? Will you be the Commissioners who have the courage to do what should have been done years ago, or will you take the easy way out and give in to the greed of STRs. Keep all but Tier 1 STRs out of residential areas.

Jerry Jennings



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short term rentals in Chelan County  
**Date:** Monday, June 15, 2020 8:55:57 AM  
**Attachments:** [image001.png](#)

---

**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](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Tina Rieman <[tinarieman@tumwater.net](mailto:tinarieman@tumwater.net)>  
**Sent:** Sunday, June 14, 2020 9:51 AM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Short term rentals in Chelan County

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

To Whom It May Concern,

On Dempsey Hill in Leavenworth, the "absentee owner" short term rental situation has negatively impacted the neighborhood. We have no concerns with owner on-site nightly rentals. These create no problems. But when owners are absent, rental properties such as the Red Roof Lodge (advertised on their website as a Resort, and available for weddings and other large groups) is an unimaginable impact on our quiet residential neighborhood. The absentee owner's house next door to us had 8 cars parked in the driveway this weekend.

Please consider the points below when adjusting the Short Term Rental Code for Chelan/Douglas Counties:

- 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole).
- 2) Tier 1 STRs must be included in density limits of 5%.
- 3) Prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where

STRs are more than 5% of houses.

4) No transfer of permit upon sale of house, including sale of LLC.

5) If any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year mechanism to sunset all absentee-owner STRs that exceed the 5% density limit.

Thank you,

Tina & Dick Rieman

447 Dempsey Road

Leavenworth

509 669-6086

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short term rentals  
**Date:** Monday, June 15, 2020 8:55:38 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

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**From:** jjanssen73@ymail.com <jjanssen73@ymail.com>

**Sent:** Sunday, June 14, 2020 10:02 AM

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

**Subject:** Short term rentals

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

I live in a Leavenworth UGA on E Leavenworth Rd and have experienced first-hand the detriment that Short Term Rentals have on our neighborhood. Over the years my family has dealt with sewage flowing on to our property from overburdened STR septic systems and the neighborhood being disturbed time and time again with loud amplified music and partying from these illegal STR's.

I ask the County to:

- Enforce the current zoning that prohibits absentee owner STRs in residential zones.
- Do not "grandfather" all existing rentals. Grandfathering absentee-owner STRs is not fair to those who followed the rules, including long-term renters, homeowners, and B&B's with owner on site.
- Do not allow absentee owner STRs in Urban Growth Areas. This prohibition on absentee owner STRs in the Leavenworth UGAs is already the law I hope it will continue.

-Please follow the Berk Report recommendations including limiting short-term rentals, requiring occupancy of a property for a period of time prior to being offered for short-term rental and other “best practices” for limiting density and preserving neighborhood character.

Don't ignore the Chelan County Comprehensive Plan's zoning goal of segregating incompatible uses. Protect residential neighborhoods from impacts associated with incompatible land uses. Preserve quality of life for the County residents. Short term rentals are incompatible with residential neighborhoods.

Thank you for your time,

Jeff Janssen

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short term rental  
**Date:** Monday, June 15, 2020 8:55:21 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

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**From:** Linda SARRATT <SARRATT01@msn.com>  
**Sent:** Sunday, June 14, 2020 11:56 AM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short term rental

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

This type of business in our neighborhoods would drastically change the character of the neighborhood. My rural neighborhood on Eagle Creek Road in Leavenworth would no longer be a quiet country road but a business street. Not what I bought into. I am very much against this type of commerce in rural areas.

I hope the county keeps short term rentals in the commercial zones.

Sincerely, Linda Sarratt

10897 Eagle Creek Road

Leavenworth, WA 98826

Sent from [Mail](#) for Windows 10

**From:** [CD Director](#)  
**To:** [R1 Lott](#)  
**Subject:** FW: Short Term Rental Code Comments  
**Date:** Monday, June 15, 2020 8:55:05 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: GregMary Steeber <[gmsteeber@me.com](mailto:gmsteeber@me.com)>  
Sent: Sunday, June 14, 2020 12:08 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: Short Term Rental Code Comments

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

Chelan County Planning Commissioners

Thank you for your work on this issue. I would like to comment on Section 4 (Land Use Permits), specifically under subsection H. This section needs to state that the fire, water and septic requirements meet the needs of the expected number of occupants, including transient occupants, as a STR. Many of the STRs in Chelan County were built as single family residences and the permit system for their water and septic systems reflected that size. They are often then illegally, covertly and fraudulently converted to STRs with a much higher occupancy than the water and septic systems were designed for. This is one of the main causes of septic system failure which leads to groundwater contamination, potentially causing well water safety issues as well as pollution in our rivers and streams. This affects their neighbours and all the rest of us in Chelan County. In the same manner, fire safety rules change when the number of occupants increases and many of these STRs are allowing more people than what they were approved for. There needs to be strong and continuing enforcement of these regulations to protect the neighbourhoods, the STR guests and the environment.

Sincerely

Gregory Steeber

**From:** CD Director  
**To:** RL Lott  
**Subject:** FW: Short Term Rental Code Comments  
**Date:** Monday, June 15, 2020 8:55:05 AM

---

Jim Brown  
Director  
Chelan County Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
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-----Original Message-----

From: GregMary Steeber <gmsteeber@me.com>  
Sent: Sunday, June 14, 2020 12:08 PM  
To: CD Director <CD.Director@CO.CHELAN.WA.US>  
Subject: Short Term Rental Code Comments

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

Chelan County Planning Commissioners

Thank you for your work on this issue. I would like to comment on Section 4 (Land Use Permits), specifically under subsection H. This section needs to state that the fire, water and septic requirements meet the needs of the expected number of occupants, including transient occupants, as a STR. Many of the STRs in Chelan County were built as single family residences and the permit system for their water and septic systems reflected that size. They are often then illegally, covertly and fraudulently converted to STRs with a much higher occupancy than the water and septic systems were designed for. This is one of the main causes of septic system failure which leads to groundwater contamination, potentially causing well water safety issues as well as pollution in our rivers and streams. This affects their neighbours and all the rest of us in Chelan County. In the same manner, fire safety rules change when the number of occupants increases and many of these STRs are allowing more people than what they were approved for. There needs to be strong and continuing enforcement of these regulations to protect the neighbourhoods, the STR guests and the environment.

Sincerely

Gregory Steeber

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: No on STR, EAGLE CREEK FAMILY RESIDENCE  
**Date:** Monday, June 15, 2020 8:54:57 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

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

[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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---

**From:** Justin Carvitto <[jjcarvitto@hotmail.com](mailto:jjcarvitto@hotmail.com)>  
**Sent:** Sunday, June 14, 2020 12:49 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** No on STR, EAGLE CREEK FAMILY RESIDENCE

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

Dear Directors of Chelan county,

As a family residence on Eagle Creek Rd since 2004 I ask you to please pump the brakes on the ballooning of short term rentals. I ask you to represent your fellow Chelan county residents on this matter.

Safety: Increased traffic and obvious and consistent moving traffic violations (speeding) is of concern to us who recreate and share this country road via walks and biking. Our driveway is on a bend in the road and we always have to be triple careful when driving in and out of our property.

Quality of life: We are witnessing the explosion of tourists in town. I understand the city needs this as income to shops and for residence's income. I'm concerned about sprawling STR's with no owner on site to over see properties. These houses and developments that are funded by



non Chelan residents is breeding un-necessary sprawl and decreasing quality of life for us residents.

Please don't legalize STR.

Justin, Melissa, Avi and Luca Carvitto

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: No on STR, EAGLE CREEK FAMILY RESIDENCE  
**Date:** Monday, June 15, 2020 8:54:57 AM  
**Attachments:** [Image001.png](#)

---

## 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](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Justin Carvitto <jjcarvitto@hotmail.com>  
**Sent:** Sunday, June 14, 2020 12:49 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** No on STR, EAGLE CREEK FAMILY RESIDENCE

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**Safety:** Increased traffic and obvious and consistent moving traffic violations (speeding) is of concern to us who recreate and share this country road via walks and biking. Our driveway is on a bend in the road and we always have to be triple careful when driving in and out of our property.

**Quality of life:** We are witnessing the explosion of tourists in town. I understand the city needs this as income to shops and for residence's income. I'm concerned about sprawling STR's with no owner on site to over see properties. These houses and developments that are funded by

non Chelan residents is breeding un-necessary sprawl and decreasing quality of life for us residents.

Please don't legalize STR.

Justin, Melissa, Avi and Luca Carvitto

**From:** Kevin Overbay  
**To:** [dskane2@gmail.com](mailto:dskane2@gmail.com)  
**Cc:** RJ Lott  
**Subject:** RE: Short Term Rentals  
**Date:** Monday, June 15, 2020 8:54:33 AM

---

Dave and Sally thank you for taking the time to send me your email regarding STRs. I will ensure we include it as part of the record.

Stay well,  
Kevin

Kevin Overbay  
Chelan County Commissioner, District 1  
Office: (509) 667-6218  
Cellular: (509) 630-3263

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

From: [dskane2@gmail.com](mailto:dskane2@gmail.com) <[dskane2@gmail.com](mailto:dskane2@gmail.com)>  
Sent: Sunday, June 14, 2020 3:25 PM  
To: Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>  
Subject: Short Term Rentals

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

Dear Commissioner Kevin Overbay,

We are owners of the same property here on Lake Wenatchee going on 82 years!!!!  
We want our neighbors to be able to have the chance to enjoy the future on the lake such as we did.

RE: Short Term Rentals Need Regulation

We want strong regulations to protect our residential neighborhood here at Lake Wenatchee.

STRs should be limited and monitored by the owner or contact person who is readily available.

We have a SRT next to us and don't have much trouble with the renters because we are strong and forceful neighbors.

Absolutely no commercial size rentals/operations in any residential neighborhoods.

Parking spaces and number of cars should be limited and monitored to allow passage of emergency vehicles.

We are concerned for our neighborhood here at Lake Wenatchee.

Dave and Sally  
18045 North Shore Drive  
509-669-6117

Sent from my iPad

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Lake Wenatchee short term rentals  
**Date:** Monday, June 15, 2020 8:53:56 AM  
**Attachments:** [image001.png](#)

---

No relation to me.

## 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](mailto:Jim.Brown@co.chelan.wa.us)



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---

**From:** Jim Brown <[gidocjb@gmail.com](mailto:gidocjb@gmail.com)>  
**Sent:** Sunday, June 14, 2020 1:30 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Lake Wenatchee short term rentals

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

I have had property on the North Shore Drive for 40 years. In the last few years things have changed a lot due to the explosion of short term rentals. Many short term renters do not respect private property rights and feel they can come onto private property at will. The neighborhood as a result is losing value as well as the peacefulness of the lake that we cherish. Sincerely, JimBrown

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR's in Leavenworth WA  
**Date:** Monday, June 15, 2020 8:53:27 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Sherry Thompson <[sherrytesl@gmail.com](mailto:sherrytesl@gmail.com)>  
Sent: Sunday, June 14, 2020 1:39 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: STR's in Leavenworth WA

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

Hello, I retired to Leavenworth, WA 5 years ago to be closer to my sister. and family. At that time I was able to buy a house on Shore Street in Leavenworth. I knew that Shore Street was known as a premium family neighborhood and I hoped for connections that would support me in my senior years.

However, the truth is I feel very alone. The house below me is a STR, not owner occupied, The house next to me runs an AirBNB, owner occupied, and the house across the street is a second home for a Seattle family. This is not what I expected or hoped for and the sense of community is sorely diminished. The house below me has hosted a number of loud parties as it is advertised on Destination Leavenworth as a "lodge". Definitely lacking parental supervision I have had several problems with children infringing on my property for sledding or exploring my old barn and field. Weekenders apparently have no need to supervise their children?

I want my neighborhood back! I am opposed to STR houses which are not owner occupied. I'm angered about potential sales of these houses being "grandfathered" in and being continued to operate as STRs.. I'm frustrated by Chelan County codes which are loosely worded allowing continued growth of STRs which are already way beyond the 5% density mark.

Please strengthen the draft code in the following ways:

1. require owner occupancy on all Tier 1 STRs.
2. close loopholes in code which would allow "grandfathering" in on future sales
3. regulate for the 5% density in our neighborhoods
4. disallow for transferring of STR permit
5. consider some sort of "sunsetting" mechanism to reduce the exorbitant # of existing STRs

Sincerely,

Sherry Thompson

12662 Shore Street  
Leavenworth WA



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Submit into Record for STR Public Hearing  
**Date:** Monday, June 15, 2020 8:53:03 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

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316 Washington Street, Suite 301

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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---

**From:** Angela Sucich <angelasucich@gmail.com>  
**Sent:** Sunday, June 14, 2020 1:57 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org  
**Subject:** Submit into Record for STR Public Hearing

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

Dear Planning Commission,

It's come to my attention that you are endeavoring to pass new legislation on short term rentals this year without allowing for equitable access for people to have their voices heard in a public, in-person forum. If you are truly committed to a fair hearing of what the people you serve want for their future, it's only right to wait until it's safe for the public to fully participate in the process. (Zoom meetings are no substitute, as many people do not have access or fair representation through that platform.)

In advance of that day, I wanted to share my story with you, and I hope you'll hear it: Four years ago, my husband and I bought a short-term rental property in Chelan County outside of Leavenworth as an investment in our future. What we purchased was 100% a short-term rental/vacation home with plenty of room, infrastructure, and septic facilities to host more than the 10 guests the new legislation is intending as a cap. The property had been an STR for many years, and it was sold to us as such. Not only would the new STR-limiting legislation rob us of our significant financial investment in this property as an STR, it would also hurt our family's ability to support itself, as it's our main source of income—and our ability to pay property taxes on it depends on us being able to

rent it for a certain amount, which often necessitates more than 10 guests.

My husband and I currently live on the same property as our STR in a separate home, so we are there and are careful about managing STR noise, garbage, and parking. It seems to me that any problems a few vocal residents in Chelan County may have regarding STRs could be addressed not by new legislation, but by actually enforcing the existing codes regarding issues like noise, parking, etc. I understand why negatively-impacted neighbors in the County are upset by the County's failure to enforce existing nuisance ordinances, but that failure to enforce is now being leveraged in a divisive way to categorically target STR owners. I personally support the enforcement of current codes and want funds from our current taxes to be put toward it, rather than expanding STR regulations that add great financial and logistical burdens to the community and families like ours.

My husband and I are about a month away from welcoming our new daughter into the world. We want to ensure the economic stability and the health of our family, which your new STR legislation is threatening. Our STR not only provides for us, but also for Chelan County through the lodging tax. Moreover, it offers a quiet, nurturing retreat for families and friends to gather in a natural environment. We support the community, we support the tourism that supports the community, and we support the other families that rely on STRs for their income and livelihood. Please do not ignore our needs or rights at a time that is already hard on everyone.

Thank you,

-Angela Sucich

**From:** CD Director  
**To:** RJ Lott  
**Subject:** FW: RUN (Short Term Rental Tier 2)  
**Date:** Monday, June 15, 2020 8:52:37 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: david satterfield <[davesfield@comcast.net](mailto:davesfield@comcast.net)>  
Sent: Sunday, June 14, 2020 2:20 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: RUN (Short Term Rental Tier 2)

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

We have owned our property on Lake Wenatchee since 1991. The last 5 years things have gotten out of hand to say the least.

I live on Cedar Brae, South Shore of Lake Wenatchee 6 to 7 months out of the year and have experienced first hand the degradation of the neighborhood by the increase of STRs specifically due to parking.

Even though the STR is 5 lots away from us, it causes us problems. During the winter this STR has no off street parking and they instruct the STR renters to park on Cedar Brae which has left residents fighting with renters for a parking spot on Cedar Brae. In the meantime the STR owner ends up making money off of the misery of the residents. During the summer, overflow parking for the STR is on Cedar Brae which has also caused parking problems.

Line 319 parking: should include STR Tier 2 and 3 need to provide year around off street parking in addition to what is stated in the draft.

I ask the county to also focus on Tier 2 and Tier 3 houses with absentee owners. These STRs should not be allowed in residential zones because they are being used as commercial properties.

Sincerely

Molly and David Satterfield

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Neighbors not STR"s, PLEASE!  
**Date:** Monday, June 15, 2020 8:52:27 AM  
**Attachments:** [image001.png](#)

---

## 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

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**From:** pat thirlby <patthirlby@gmail.com>  
**Sent:** Sunday, June 14, 2020 3:37 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Neighbors not STR's, PLEASE!

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

Dear Planning Commissioners,

Our neighborhood in the 98826 has been advocating against inclusion of STR's on our private dead end road with records to the county dating back twenty years. After being a property tax payer in Chelan County for thirty years, I am asking that you please do the right thing, follow the Comprehensive Plan and enforce the law. By looking the other way, your predecessors have allowed businesses to replace neighbors, exploitation of Real Estate for local housing, our health and safety to be compromised, our limited water resources to be threatened, and the environment to be negatively impacted by over tourism.



The next big single family rental is advertised on our road, the second addition this year alone. These are single family homes. A guest had to be reminded by a neighbor not to throw cigarettes into a brush pile, she said "the rental is non-smoking" as an explanation. These vehicles represent how many guests? Children MUST be counted. We have one way off our hill in an emergency. We can frequently be blocked. In the Winter we have to dig visitors out who do not have the correct vehicles or driving experience. Noise generated from these rentals can not be adequately described here nor can the stench, especially in warm weather of over burdened septic systems, adjacent to an irrigation canal. Fire pits have been left ablaze all night during fire season.

We need to hit the reset button. Regulations for these big "party houses" are never enforced. I have had many conversations with the Sheriff Deputies. Most recently our neighbors have been told to get as many people to complain as possible, take videos, send pictures, hope to "catch" violators in the act when the patrol comes. Now the renters are using police scanner apps so that when help arrives, everything's quiet. We do not want to police our neighbors from our own homes. Prioritize owner present STR's ONLY. There are NO complaints regarding these properties on our road. Include them in the 5% rental cap. NO GRANDFATHERING, it is hugely unfair to

residential property owners who have had their quality of life ruined. 98826 is way past saturation. You CAN NOT enforce the rules required to have large rental units coexist in residential neighborhoods. Housing this many visitors in our neighborhoods has created over tourism that is ruining Chelan County. Put the large rentals in commercial zoning where the impact and infrastructure is more compatible. Let a new, robust home inventory restore neighborhoods through sales and long term rentals.

On a more personal note, my husband has recently retired from being a health care provider. He averaged more than 60 hour work weeks for his whole career. The home environment we worked so hard for is ruined on a regular basis. We can not sit on our deck, enjoy our property or neighbors. This is a huge injustice. Stand up for your citizens and not the bully owners of STR's, many who do not live here. Please do the right thing. Looking the other way, **not applying the law has got to stop**. What are you afraid of? A huge community of people that love Chelan County and their neighbors are here to support you. **WE LIVE HERE**. Please help. Thank you.

Pat Thirlby

**From:** [CD Director](#)  
**To:** [R1 Lott](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Monday, June 15, 2020 8:52:05 AM  
**Attachments:** [image001.png](#)

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**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](mailto:Jim.Brown@co.chelan.wa.us)



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---

**From:** Fred Carani <fredcarani@yahoo.com>  
**Sent:** Sunday, June 14, 2020 3:54 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.

Hello,

I am writing to encourage the protection of out rural residential areas from commercial vacation rentals. We have seen too many single family residences bought by investors and turned into vacation rentals. This trend must be stopped to preserve dwellings for those who live and work here. I would like to see the County Code strengthened to protect existing homes from commercialization or we will lose our communities to those only interested in making a profit at our expense. It's important that the County give preference to residents over business interests in rural residential areas. Thank you,

Fred Carani  
11220 Clark Canyon Rd  
Leavenworth, WA



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: [CD Planning][Possible Spam] STR Objections in Leavenworth Area  
**Date:** Monday, June 15, 2020 8:51:53 AM  
**Attachments:** [image001.png](#)

---

**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](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Dean <deanvictor@hotmail.com>

**Sent:** Sunday, June 14, 2020 4:18 PM

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

**Subject:** [CD Planning][Possible Spam] STR Objections in Leavenworth Area

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

Dean Johnson  
1326 Dempsey Rd  
Leavenworth, WA 98826

June 14, 2020

Dear Administrators:

Testifying from awful STR neighborhood experience for twelve years on Dempsey Road, I very strongly request your support of control of STR's in residential zoned areas.

- \* Is it already against the law for hotel/motel-like businesses to function in residential zones?
- \* If so, how can "grandfathering" be permitted?
- \* If not, at the very least, insist on owner occupied structures only for STR's to help control noise, traffic, garbage, trespass, etc.
- \* What is the cost to County budgets for STR's? One summer we on Dempsey Road had to call



the sheriff twenty-six times re noise from one STR!

\* If not, help control the adverse effects by limiting overnights per year of allowed STR rentals, such as twenty to thirty.

This is intentionally short and to the point so you have time to read it. Please consider the loss of the sense of home for us full time, invested residents who have been living for years in neighborhoods where subsequently STR's moved in.

Sincerely,  
Dean Johnson

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals (STRs)  
**Date:** Monday, June 15, 2020 8:51:32 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Anna Milner <[annabmilner@gmail.com](mailto:annabmilner@gmail.com)>  
**Sent:** Sunday, June 14, 2020 4:33 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Short Term Rentals (STRs)

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

Dear County Commissioners:

I am a home owner on Dempsey Road in Leavenworth. I am writing to urge you to adopt strong regulations to protect residential neighborhoods from incursion of absentee-owner Short Term Rentals (STRs). I strongly feel that rural neighborhoods are NOT the place for such activity. The increase in traffic and the noise that vacationing groups of people bring with them does not fit with the peace and quiet of a rural neighborhood. I therefore implore you to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. The way I understand it, only Bed

and Breakfasts are permitted, and owner must be on site.

Do what is right. Help preserve our rural peace and quiet. Say no to STR's in residential neighborhoods: no new ones and none grandfathered in.

Sincerely,  
Anna Milner

171 Dempsey Rd.  
Leavenworth, WA 98826

**From:** [CD\\_Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STRs  
**Date:** Monday, June 15, 2020 8:51:19 AM  
**Attachments:** [image001.png](#)

---

## **Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** D and B Bell <[dnbbell@hotmail.com](mailto:dnbbell@hotmail.com)>  
**Sent:** Sunday, June 14, 2020 4:34 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** STRs

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

In regards to STRs I certainly hope the county understands how harmful they are to a neighborhood. From personal experience I can say they ruin the family feel. To have multiple cars driving and parking on the small streets, to have loud noisy people interrupting the quietness just does not make for a pleasant environment. I understand that when a family or friends are gathering for a vacation they want to have a good time and do what they want. And I don't blame them...but it's not appropriate in a single family residential area. A bnb with an onsite owner would be doable. within reason. because someone would be there to control any situation. I have had to call the police because of out of control renters. Please please think about the impact STRs have on residential neighborhoods. There are far too many that need to be eliminated and the county needs to take more control.

Thank you for your time,

Roberta J Bell

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: protecting residential neighborhoods  
**Date:** Monday, June 15, 2020 8:51:07 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Joan Frazee <[joanfrazee@icloud.com](mailto:joanfrazee@icloud.com)>  
Sent: Sunday, June 14, 2020 5:01 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: protecting residential neighborhoods

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

To whom it may concern:

As a resident of Leavenworth, I am very concerned about short term rentals turning residential neighborhoods into something other than residential. Absentee short term rentals are NOT desirable in community neighborhoods. Given that short term rentals are illegal in residential neighborhoods, it should be a no-brainer to keep this regulation active and on the books. In Leavenworth, it is illegal and the City is actively working on enforcement due to neighbor complaints. Certainly, this should be a county wide enforced regulation. Community residential neighborhoods in Chelan County such as Peshastin and Cashmere, should be protected from the degradation that accompanies short term rentals with absentee owners.

Fortunately, I live in a residential neighborhood in Leavenworth that is occupied by citizen who live here full-time. There are a few 'second home' folks who are respectful of our family-oriented street. Listening to the woes of people who suffer from absentee short term rentals as neighbors: noise, parties to all hours, oblivious folks on holiday with no respect or awareness of full-time residents...well, it is enough to motivate me to write this letter to you.

I support requiring owner presence on site during all rentals for Tier 1 short term rentals (no 15-day absentee-owner loophole). Short term rentals must be included in density limits of 5%.

Thank you for your consideration of my thoughts.

Regards,  
Joan Frazee  
242 Park Ave  
Leavenworth, WA 98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals are not for Lake Wenatchee  
**Date:** Monday, June 15, 2020 8:50:58 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Erin Colwell <erinlyncolwell@hotmail.com>  
**Sent:** Sunday, June 14, 2020 5:23 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short Term Rentals are not for Lake Wenatchee

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Dear commissioners:

I respectfully request that the requirements listed below be approved for all short term rentals in the greater Leavenworth area, that include Lake Wenatchee. My husband and I have owned our home on North Shore Drive since 1987 and now live here full time. We have problems with short term renters coming down with their chairs and set themselves up on our property. It can be scary when people show up who we do not know and then try to argue about it. I also worry about their careless use of outdoor fire pits. As you know fires are a constant threat.

We are not totally against Short term rentals. We have often rented AirBnBs when we travel, but we choose only Properties where the owner lives onsite. We have found it improves the safety and quality of the rental. This is a safe, friendly community and we want to keep it that way. Here is what I would like to urge you to approve. Thank you in advance.

1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole); 2) Tier 1 STRs must be included in density limits of 5%; 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses; 4) no transfer of permit upon sale of house, including sale of LLC; 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs

that exceed the 5% density limit. KSU

Sent from my iPad

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Objection to Unregulated Short Term Rentals  
**Date:** Monday, June 15, 2020 8:50:46 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

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**From:** Cleuck@nwi.net <Cleuck@nwi.net>  
**Sent:** Sunday, June 14, 2020 6:18 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Objection to Unregulated Short Term Rentals

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

To whom it may concern,

Thank you for addressing the long over due management of short term nightly rentals, (STRs). My wife and I have had our place on Cedar Brae Rd for 13 years. We considered ourselves fortunate when five years ago we were able to make this our full time permanent home. There have always been occasional rentals in our neighborhood but with the introduction of internet based technology what had been an occasional inconvenience for us has become a year round, almost every day frustration. The County needs to enforce the current codes or establish codes to prevent STRs from continuing to change our neighborhoods into profit centered tourist destinations while leaving the citizens that live in the communities to bare the burden of interacting with renters when absentee owners are not able or



unwilling to manage problem renters.

The density of STRs is a large part of the problem. We live on a shared driveway / access road with four cabins. There are two separately owned STRs next to each other with ourselves and another neighbor further down the road (with legal easements). We are repeatedly forced to find the renters who block egress in and out of properties due to their inability to understand or read parking instructions. If we had a fire or an emergency medical issue what had been a pain in the butt inconvenience could become a tragedy. Not to mention the obtrusive noise / music, trash and monitoring of camp fires during burn bans and high wind red flag warnings. While most renters are naive and friendly some are defiant and beligerant. Either way, why do we neighbors have to take the time and or risk to interact with these folks? Because there's no choice - we are stuck due to the County's lack of enforcement of the current codes. I would like to ask the commissioners to be good stewards of our neighborhoods and formulate rules and regulations that support neighborhoods that value community and where you get to know and look forward to seeing your neighbors.

We support Residents United for Neighbors (RUN) Network. We would prefer the County enforce the current code and prevent these unmanaged hotel businesses from operating in our neighborhoods at all, (or in our case at the end of our driveway); however, we understand there will need to be compromise. This compromise needs to protect those of us that live here and value our community. To do otherwise speaks to profits over community.

Thank you,  
Carl Leuck & Linda Wood  
15890 Cedar Brae Road  
Leavenworth WA 98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals - Chelan County  
**Date:** Monday, June 15, 2020 8:50:36 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

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**From:** Gary Schuster <garymschuster@yahoo.com>  
**Sent:** Sunday, June 14, 2020 7:15 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Short Term Rentals - Chelan County

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

To Chelan County Planning and Commissioners:

Restrictions for short term rentals were at one time put into place for good reasons. Those reasons are as valid now as they were then, and if anything need to be strengthened, enforced, and loop holes closed.

My concerns are multiple, but mainly revolve around residential quality and the conservation of affordable housing within our County and cities. Listed below are the criteria I feel important to be included in your Draft Short Term Rental Code to insure that these two concerns are addressed. I was initially intending to list separate criteria for each concern, but found them to be inextricably entwined.

### **Maintaining residential quality & Conservation of affordable housing:**

- Allow only STR's in Residential areas that have owners onsite whenever rented.
- Occupancy limit of 10 people including children.

- Achieve density limits of 5% for total of all STR's facilitated by:

Precluding the transfer of STR permits upon sale of the Dwelling.

Moratorium on single family house building permits for new STR construction.

No Grandfathering of existing illegal absentee-owner STR's, with a sunset of 2-3 years for existing STR's of this type.

Creation of a Mechanism for ongoing Enforcement of Zoning regulations.

No STR's allowed as a result of new purchases of homes by absentee owners.

Thank you for your attention.

Gary Schuster  
16399 North Shore Dr.  
509 763 1502

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Comments on proposed short term rental code  
**Date:** Monday, June 15, 2020 8:50:22 AM  
**Attachments:** [image001.png](#)

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## Jim Brown

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**From:** Sharon Lunz <[slunz@nwi.net](mailto:slunz@nwi.net)>  
**Sent:** Sunday, June 14, 2020 7:34 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Comments on proposed short term rental code

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

Thank you for tackling the very challenging issue of short term rentals in Chelan County. I have been following this issue closely since the Chelan County Commission first instructed staff to start researching it several years ago, because I have seen the negative impacts of unregulated nightly rentals in my neighborhood and community.

**I believe the draft code does not go far enough, and have the following concerns:**

1. We live in the East Leavenworth Road area, where there are many Short Term Rentals (STRs). There is one on our block, and I have observed its use closely. It is owned by absentee owners who live in California and Mississippi, and it is clearly a commercial business that has no place in a residential neighborhood. There are regularly large groups staying there with the accompanying loud noise, trespassing, and parking and safety issues along the road.
  - I ask that you **only allow any Short Term Rentals in residential zones with an owner living onsite**, and **eliminate the proposed 15-day absentee-owner loophole**, as that is practically unenforceable.

**Absentee owner STRs (Tier 2) should not be grandfathered in residential zones.** I support phasing them out over 2-3 years. They have never been legal, and investors who did their homework before starting these businesses will have known this was a very possible outcome and took the risk anyway. It is inappropriate to reward them for breaking the rules.

2. My husband and I have owned long-term rentals in the Leavenworth area for over 20 years, and are keenly aware of the growing and extreme shortage of available rental homes, as well as the lack of affordability of homes to purchase. We currently own three long-term rentals in Leavenworth and whenever one becomes available we are inundated with people who are heartbreakingly desperate for a place to rent. While this may be good for our bottom line, it is not good for the health of our community. The proliferation of short term rentals in Chelan County has clearly contributed to this shortage:

- Long term rentals have been converted to nightly rentals at an alarming rate, reducing the supply, and driving up the rents.
- There is a shortage of affordable entry level homes so it is tough for people who work in our community to be able to afford to buy a house here. This puts additional pressure on the long-term rental housing shortage and contributes to rising rents.
- To repair some of the damage done by the rapid proliferation of STR's to the long-term rental availability and affordability **we believe that ALL existing as well as future STRs must be subject to the density limit of 5%** of the total homes in over-saturated areas like around Leavenworth, and that **STR permits should NOT be transferable** upon sale or transfer of a property. **Tier 1 STRs must be included in the 5% density.** These homes purchased as an investment can still generate revenue for their investor owners by becoming long-term rentals if they want, or they can be sold.

3. Enforcement should not fall to Chelan County sheriff deputies or other county employees, rather **an outside compliance/enforcement expert should be hired**, with the costs covered by permit fees and fines.

In summary, I support allowing a reasonable amount of owner on-site short term rentals, permitted and regulated by the County, but am strongly opposed to allowing commercial rentals in residential zones. We need to protect our neighborhoods and communities for the people who live here. Commercial businesses belong in Commercial zones.

Sincerely,

Sharon Lunz  
7848 Old Bridge Road  
Leavenworth, WA 98826  
509-548-5667

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR input and concern  
**Date:** Monday, June 15, 2020 8:50:02 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

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**From:** Jim & Nicole Wright <[thewrightteam@gmail.com](mailto:thewrightteam@gmail.com)>

**Sent:** Sunday, June 14, 2020 7:54 PM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>

**Subject:** STR input and concern

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

To Whom it May Concern,

We support the efforts of the RUN group.

We have owned our cabin in Chiwawa River Pines for 15 years, during most of which we have suffered a large negative impact from the nightly rental business model. There have been two nightly rental businesses operating next to us, along with a significant number of additional ones in our community. We know firsthand that these properties are not well managed or monitored. We have spent years being forced to call the sheriff for late night/early morning noise issues, and also for renters having oversized, non-attended fires. The outdoor fire issue is the biggest concern of all, as it poses an enormous threat to all of us. Nightly renters do not know or care about the rules and bans, lighting very large fires year-round, even during the height of the fire season when there are bans and wind warnings in effect. An additional factor in the nuisance impact is the occupancy level. Surely our situation is a typical one, which is being next door to a STR with only two bedrooms but with a professional management company advertising that it sleeps 12. It is bad enough to be next to an STR with nightly renters and no on-site management, but to overload it with large group

virtually guarantees that it attracts large party groups. There simply needs be less of these businesses to minimize the risk and the hardship they impose on residential owners, and far better oversight of the ones which are permitted to operate. A Tier 2 (absentee owner) STR property is simply not cohesive with a residential neighborhood and we believe they should be banned. If the county refuses to ban STR's in residential neighborhoods, we believe that strong regulations MUST be in place and enforced to regulate them.

We strongly oppose grandfathering ANY existing Tier 2 STR properties in residential zones. All STR's, (current or future) MUST be subject to the density limit of 5%. We are also strongly opposed to an automatic business license transfer if/ when they are sold to a new owner/entity. There is NO other business license that simply transfers with a property in this way, and there is no good reason for this to be allowed. If this type of transfer is allowed, the Plain, Lake Wenatchee and Leavenworth areas will take many years to ever reduce down to reach the maximum limit of 5% STR's of total homes in saturated areas.

With regard to Tier 1 (owner living on-site) properties that are located in residential zones, there should be no days of operation allowed when the owner is not on-site.

We ask that you please take our concerns and position into consideration during this important time of planning.

Sincerely,  
Jim & Nicole Wright  
2524 Kinnikinnick Dr.  
Leavenworth, WA 98826

*Jim & Nicole Wright  
Windermere Real Estate/M2, LLC  
425-478-2700 Jim  
425-478-2616 Nicole*

*"You Can't Go Wrong With Two Wrights"*

Awarded Seattle Magazine's 5 Star "Best In Client Satisfaction"



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Absentee owner STR's in 98826  
**Date:** Monday, June 15, 2020 8:49:49 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

Director

Chelan County Community Development

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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** Judith Pflugrath <judeeee@me.com>  
**Sent:** Sunday, June 14, 2020 7:59 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Absentee owner STR's in 98826

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

In regards to the subject of absentee owner short term rentals in Chelan county specifically in the 98826 zip code.

We urge you to seriously consider the draft code regarding the absentee owner STR's and to **close the loophole that would grandfather all existing absentee owner STR's.**

As a property owner in the Lake Wenatchee area for the last 20+ years we have seen how the increase of Absentee owner STR's have negatively impacted our residential community.

What used to be a quiet owner occupied neighborhood has been disrupted by those who are **unfamiliar** and at times **disrespectful** of our beautiful environment and special community.

We have always felt safe in our community and have been fortunate to know our neighbors and able to communicate with them. Now with the many absentee owner STR's there is no one to contact when there is a perceived issue even when safety of property and people is involved.



Some of these issues:

- Outdoor fires and fireworks outside of burning season and/or in the wind - a great risk for forest fire. People from out of the area don't realize the serious consequences that can result from negligent use of fire.

- Unattended garbage that attracts bears. And when garbage is strewn all over the road there are no owners to call to clean it up so the person next door is stuck with the task.

- Additional traffic that does not obey a 25 mph limit making it unsafe right outside many peoples homes.

- Not enough parking for occupant vehicles causing them to park in the road.

- I also have concern for the workers in the area who I understand have difficulty finding affordable housing in the area in which they work.

Please help us to keep our beautiful community a safe place for all the residents and keep our environment safe.

Thankyou for your consideration.

Judy Pflugrath

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short term rentals  
**Date:** Monday, June 15, 2020 8:49:35 AM  
**Attachments:** [rental statement 3.docx](#)  
[image001.png](#)

---

## Jim Brown

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---

**From:** Dave and Arlene Lowrie <ogopogo22@gmail.com>

**Sent:** Sunday, June 14, 2020 7:59 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.

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Very Concerned about Short Term Rentals in Chelan County  
**Date:** Monday, June 15, 2020 8:49:25 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

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**From:** Lauren and Judy Pflugrath <pflugrath@me.com>  
**Sent:** Sunday, June 14, 2020 8:04 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Very Concerned about Short Term Rentals in Chelan County

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

I Support the Residents United for Neighbors

I find the fact that over 12% of the total dwellings in the unincorporated 98826 zip code are Short Term Rentals (STR) is serious. The high number of STR has caused several issues in the community. The total should be 5% or less including Tier 1 rentals.

Many of the employment opportunities in the Leavenworth area are in the service industry and low income. With the recent increase in STRs over the last 5 year it has become increasingly difficult for residents with low income to obtain housing. STRs must be limited to maintain affordable housing. We need to increase the availability of long-term rental housing in Chelan County not decrease it. The Draft Code must be strengthened to close loopholes that would "grandfather" all existing absentee owner of STRs. The current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart needs enforcement. Only Bed & Breakfasts are permitted, and owner must be on site.

Many of the issues related to absentee owners are related to safety. If garbage is not properly managed, it **attracts bears** that increasingly interact with humans. It is quite common to find that bears have spread garbage all over the road because the STR occupant did not properly handle garbage. In 2010 Improper garbage handling resulted in a very serious bear attack at Lake

Wenatchee.

Quite often we find that **occupants at STR don't understand the risk of fire.** In 2013 a fire was ignited ¼ of a mile from our home. Three other residences were burnt to the ground, our home suffered over \$100,000 in damages. At the time the fire was set, the County had implemented a burn ban and there were gusts of wind over 26mph. In the summer we quite often must we must remind STR occupants about the fire danger and in some cases notify the fire department to talk to them. When an owner is absentee, it creates numerable serious issues for the community.

My hope is that the Planning Commission and Board of County Commissioners will consider the needs of the entire community instead of just a few property owners.

Sincerely,

Lauren Pflugrath

17389 N Shore Dr.

Leavenworth, WA 98826

[pflugrath@me.com](mailto:pflugrath@me.com)

206 399 0258

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Limit Short Term Rentals in Chelan County  
**Date:** Monday, June 15, 2020 8:49:14 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

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---

**From:** STEVE LOWRY <lowrysteve@comcast.net>  
**Sent:** Sunday, June 14, 2020 8:05 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Limit Short Term Rentals in Chelan County

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

Our extended family has been a homeowner at Lake Wenatchee for over 50 years. We purchased another home there 7 years ago to retire to. After that time illegal Short term rentals have taken off. We live along Cedar Brae Road at Lake Wenatchee where this is limited parking and access. The recent boom in short term rentals has made it impossible for our family to find parking to get to our own home at times. What was a peaceful mountain community is now ruined by short term renters who come to party and not respect the community mountain neighborhood. They don't understand how fragile the forest area is and how susceptible it is to fire and other dangers due to the lack of care and caution by short term renters. Residents respect property lines and limit noise. Short term renters view it as an open forest and often a party in the mountains ruining the home life we pay our property taxes to enjoy.

We petition you to require owner presence on site during all rentals for Tier 1 short term rentals and that tier 1 short term rentals be included in density limits of no more than 5%. Since most short term renters have violated current use codes of Chelan County(no dedicated parking, no lighted parking, no emergency planning) you need

to prohibit grandfathering of all existing absentee owner houses in zones where short term rentals are more than 5% of houses. Do not allow transfer of permit upon sale of a house including sale of an LLC. If you do decide to allow absentee short term rental, enact a 2 year sunset mechanism to sunset all absentee owner short term rentals that exceed the 5% density limit.

Short term rentals are destroying the Lake Wenatchee Community due to the lack of oversight in recent years. There are plenty of legal regulated hotels and campgrounds to host visitors to the area. Don't allow short term rentals to ruin our community.

Please do the right thing and don't continue to let short term rentals destroy our neighborhoods.

Steve Lowry  
Cedar Brae Road  
Lake Wenatchee, WA

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: [CD Planning]Negative effects of Short term rentals on residents  
**Date:** Monday, June 15, 2020 8:48:57 AM  
**Attachments:** [ShortTermRentalsChelanCo.pdf](#)  
[image001.png](#)

---

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---

**From:** Sarah Piestrup, EAMP, ARNP <sarah@cascadewellness.com>  
**Sent:** Sunday, June 14, 2020 8:05 PM  
**To:** CDPlanning <CDPlanning@CO.CHELAN.WA.US>  
**Cc:** Doug England <Doug.England@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>  
**Subject:** [CD Planning]Negative effects of Short term rentals on residents

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

See attached letter

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR Draft Code  
**Date:** Monday, June 15, 2020 8:48:44 AM

---

Jim Brown  
Director  
Chelan County Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
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[Jim.Brown@co.chelan.wa.us](mailto:Jim.Brown@co.chelan.wa.us)

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

From: patricia ortiz <[ortzie@nwi.net](mailto:ortzie@nwi.net)>  
Sent: Sunday, June 14, 2020 8:23 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Cc: Patricia Ortiz <[ortzie@nwi.net](mailto:ortzie@nwi.net)>  
Subject: STR Draft Code

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

Dear Director,  
As a resident of Peshastin for over 60 years, I would like to add my opinion on the Draft Code for Short Term Rentals.

I would like the STR code to be in agreement with the Peshastin UGA code, not allowing STRs in any of the residential zones.

I do not want to see any of the STRs currently operating in the Peshastin residential zones allowed to continue, or be "grandfathered" into continuing an activity that has been out of compliance from the outset.

I think the number of STRs in Chelan County should be capped at no more than 5% of the total single family dwellings in the county.

Any allowed STRs in Chelan County should be in owner occupied (Primary residence) dwellings.  
Thank you for your work in making Chelan County a better place for its residents.  
Patricia Ortiz  
Peshastin



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: June 17 STR Public Hearing  
**Date:** Monday, June 15, 2020 8:47:23 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

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**From:** roger thomas <[rwtboat@gmail.com](mailto:rwtboat@gmail.com)>  
**Sent:** Sunday, June 14, 2020 8:32 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; roger thomas <[rwtboat@gmail.com](mailto:rwtboat@gmail.com)>  
**Subject:** June 17 STR Public Hearing

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Director;

We own a home in Chiwawa River Pines, Leavenworth, and have experienced first-hand the degradation of our neighborhood by the increase of Short Term Rentals, specifically trash, traffic, noise and illegal fires.

We ask the County to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences.

Our five key points: 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole); 2) Tier 1 STRs must be included in density limits of 5%; 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses; 4) no transfer of permit upon sale of house, including sale of LLC; 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all

absentee-owner STRs that exceed the 5% density limit.

Respectively,  
Roger and Rita Thomas

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Chelan County Short-Term Rental Public Comment  
**Date:** Monday, June 15, 2020 8:46:56 AM  
**Attachments:** [Short Term Rental.docx](#)  
[Short Term Rental.pdf](#)  
[image001.png](#)

---

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**From:** Amy Carlson <[bearrunantics@gmail.com](mailto:bearrunantics@gmail.com)>  
**Sent:** Sunday, June 14, 2020 8:34 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Chelan County Short-Term Rental Public Comment

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Attached you shall find our letter of concern both in docx and pdf regarding the draft proposal for STRs in Leavenworth, in particular.

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Absentee Short Term Rentals  
**Date:** Monday, June 15, 2020 8:46:13 AM  
**Attachments:** [image001.png](#)

---

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**From:** Sloane Schubert <[sloanebschubert@gmail.com](mailto:sloanebschubert@gmail.com)>

**Sent:** Sunday, June 14, 2020 9:56 PM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>

**Subject:** Absentee Short Term Rentals

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

Dear County Commissioners,

First, thank you for all the work you do on behalf of us, Chelan County residents. Today, I write to ask you to imagine living in a neighborhood where many of the houses around you do not house actual residents, actual neighbors you know and trust. Since 1997 when I bought a house on Dempsey Rd. in Leavenworth, the nature of our community has changed, and while a smaller and smaller core of us live here full time, many do not. There are empty second home vacation houses, long and short term rentals, and short term rentals without the owners present. It is the latter that is the subject of this letter and a great concern for our neighborhood and area.

In my specific neighborhood on Dempsey Road, the biggest concerns for me with regards to owner absent short term rentals are noise, trespassing, and road liability on an owner maintained and insured road. Almost every weekend there are 6-10 cars at the multiple houses which means party noise, tourists walking/sledding/biking where they want on private property on and off road without regard to those who live here and the quiet and privacy we moved here to enjoy. One example of this on our 1.5 mile winding private road was just yesterday when at least four large families rented

the short term rental closest to me and proceeded to take all members of the party onto the road, adults with drinks, young children on tricycles, adults holding toddlers on one-wheeled electric skateboards, all taking up the whole road. This was right before a blind corner where other renters, work trucks and other vehicles like to race around then speed up. It was really scary, and when I asked them to be careful, they were fairly dismissive and proceeded down the middle of the road. I worry about loss of life and the fact that our insurance does not provide for the kind of lawsuit that might follow a tragic accident with young children. **Our road is open to residents and guests of residents.** I do not think hundreds of unknown guests coming each week for a few homeowners of large houses fulfils the intent of this private road mandate.

About twenty years ago when this trend began we came to the county commissioners to address this issue. It was not addressed. I urge you again, to seriously consider the inappropriateness of owner absent short term rentals in our neighborhood. Whether it means rezoning without grandfathering current rentals or drastically changing the nature of these rentals, please change or tighten the law on how we all are allowed to make money on our houses in neighborhoods where others live. Please encourage affordable long term rentals for these owner absent homes where committed residents can get to know and trust each other through daily respect. Let's prioritize people and strong communities through relationships rather than making the most money off visitors who have no stake in our communities.

Many thanks!

Your fellow resident,

Sloane Schubert, 1121 Dempsey Road, Leavenworth

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: nightly rentals code  
**Date:** Monday, June 15, 2020 8:46:00 AM  
**Attachments:** [image001.png](#)

---

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**From:** mark wall <contactwall@yahoo.com>  
**Sent:** Sunday, June 14, 2020 10:00 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** nightly rentals code

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

How long must Chelan County residents wait for our local government to enforce existing laws. At public meetings and through direct correspondence with local citizens, the Commissioners are well aware of the problems of illegal nightly rentals in the County. Citizens complaints to Commissioners have been met with excuses such as,

- We don't really have any laws dealing with that.
- We didn't know the problem was that bad.
- Report it

My wife and I purchased our property after researching zoning and Chelan County Code. We had no idea that the County Commissioners would turn a blind eye to these illegal hotels/commercial businesses. Several years ago I met Chelan County Code enforcement officer Craig Davidson. He told me there was nothing he could do. Craig said he was very frustrated and angry because he was told by the County Commissioners to not enforce any laws pertaining to nightly rentals. He told me he was quitting his job and was going to look elsewhere. Being prevented from doing his job was too much for him.

Although this problem is rampant throughout the area, I will address the experiences of our Neighborhood Associations on and surrounding Dempsey Road and East Leavenworth Road.

Public records requests have shown us that the County is well aware of not only the violations of County codes, but also immediate safety and environmental hazards due to motels, hotels and businesses operating illegally. Examples in our neighborhood include such businesses as the Red Roof Lodge.

These motels and events centers advertise such things as five bedrooms accommodating 16 people (often having more than 30 people visiting to party), corporate retreats and weddings.

Chelan County Heath District is aware that the Red Roof Lodge is listed in public records as a 3 bedroom with a septic system for designed for 3 bedroom.

County officials have received reports of their overflowing septic system polluting the air and the ground water.

Violations have been reported to Chelan County Community Development. Apparently they are unable to enforce existing zoning codes?

Public records show many years of complaints to Chelan County Sheriff reporting noise and public safety issues.

Our neighborhood is Zoned Rural Residential 5

The primary purpose of zoning is to segregate uses that are incompatible. These businesses are not allowed in RR5.

County and State law are clear on this matter.

It is incomprehensible why the County Commissioners, who have a sworn duty to uphold the law, would actively seek to have the zoning laws not enforced by County employees. Some have surmised that maybe the Commissioners are appealing to their special interest groups such as the Realtors Association or other organizations.

We don't need to wait for the County to create new laws, the existing laws will suffice. Why is the County willing to put itself at liability, having **actual notice** of public health and safety hazards? The citizens of the community should not have to resort to litigation to compel our government officials to enforce the law.

These commercial business are this bad when they are already illegal. They do not fear repercussions because they know that the County is not interested in residents quality of life or affordable housing in these neighborhoods.

Its politics as usual in Chelan County. Common sense, existing law and ethics continue to be ignored

Mark Wall

**WAC 458-20-166(3) Transient tenant defined. The term "transient tenant" as used in this rule means any guest, resident, or other occupant to whom lodging and other services are furnished under a license to use real property for less than one month, or less than thirty continuous days if the rental period does not begin on the first day of the month.**

**Chelan County Code**

**14.98.915 Guest inn.**

**\*Guest inn\* means a facility with one kitchen, a shared dining area, with not more than a total of six**

lodging units, which are available within a single-family residence and/or cabin outbuildings providing short-term lodging for paying guests

#### **11.93.170 Guest inns.**

Guest inn operations with a total (main structure and cabin units) of six lodging units or less for rent shall meet the following criteria in addition to the general conditional use criteria:

(1) Guest inns shall meet all applicable health, fire safety and building codes. The facility shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.

(2) The guest inn shall be the principal residence of the owner/operator. Guest inn operations with a total (main structure and cabin units) of six lodging units or less for rent shall meet the following criteria in addition to the general conditional use criteria:

(1) Guest inns shall meet all applicable health, fire safety and building codes. The facility shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.

(2) The guest inn shall be the principal residence of the owner/operator.

#### **11.93.195 Home-based businesses.**

The following criteria and conditions shall apply:

(1) Not over fifty percent of the entire floor area of the residence is to be used for the home-based business.



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Regulation Please  
**Date:** Monday, June 15, 2020 8:45:44 AM

---

Jim Brown  
Director  
Chelan County Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
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-----Original Message-----

From: Andrea Brixey <[adawnsky@hotmail.com](mailto:adawnsky@hotmail.com)>  
Sent: Sunday, June 14, 2020 10:08 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: Regulation Please

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

I live on Eagle Creek road and support strong regulation on short-term rentals.

We support owner onsite short-term rentals. That's great.

We do not support owner offsite short-term rentals. Honestly, they really, really suck. People regularly show up on the weekend in fast cars with fireworks and guns at these rentals. Short-term rentals with offsite owners are the only situations I am aware of in my immediate neighborhood where the sheriff has been called to quiet people down.

Thank you for your consideration of the day to day impact here.

Sincerely,  
Andrea Brixey  
11467 Eagle Creek

Sent from my iPhone

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Monday, June 15, 2020 8:45:18 AM  
**Attachments:** [Image001.png](#)

---

**Jim Brown**

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**From:** Janet Huntley <[the2huntleys@gmail.com](mailto:the2huntleys@gmail.com)>  
**Sent:** Sunday, June 14, 2020 10:25 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** Short Term Rentals

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

Janet Reed Huntley  
2845 45th Ave. SE  
Olympia, WA 98501  
June 14, 2020

To whom it may concern,

I am writing regarding the issue of Short Term Rentals in areas designated for single family homes and cabins. My brother, Sam Reed, and I are the owners of a lake cabin on Lake Wenatchee. Our grandfather bought our cabin in 1920 and he once told Sam that his dream is for the cabin, which is a log cabin with a screened sleeping porch, to stay in the family for generations to enjoy. Sam and I are carrying on our Grandpa's dream with our children and grandchildren (who are the 6th generation up there...Grandpa's parents enjoyed it, too). Our great-uncle bought 2 lots next to our grandfather's at the same time and built a cabin on one of the lots. Grandpa gifted his second lot to his oldest daughter who had five children. Sam and I grew up with three cabins of 5 generations of family whom we enjoyed and loved with all our hearts. Sam and his generation played with kids from

cabins nearby. It was like living in a neighborhood. Everyone knew everyone else. Sadly, the other two cabins in our family have been sold. (They now deeply regret it.) Sam and I have carried on the "Lake Wenatchee Family Traditions" with our children who LOVE it up there as much as we do, and we are doing the same with our grandchildren who also LOVE Lake "Anatchee", as my 3-year-old granddaughter says. We enjoy our neighbors who have built cabins on the other (family) lots. It is still a neighborhood feeling here and it should stay that way! That's the point I want to make to you. I was astounded and upset to hear from a neighbor who also still has her family's cabin with a screened sleeping porch, that The Omnia Mtn. Lodge was built on the Hwy. above us! The neighbor says that when it was being built, she questioned those building the huge structure because of the single family home regulation. They said it was for a single family. But now we find that it isn't. She also told my brother that a wedding was held there and they celebrated so loudly late into the night that it made sleep impossible until they stopped. This is a neighborhood of families who like to come up to their cabin to enjoy the beauty and peace that Lake Wenatchee has to offer. To me, this is a sacred place. My mother's ashes are out in the lake. I go out on our dock and talk with her every time I am up there. My children know that that is where I want to be when the time comes. Please understand. We single family property owners do not want our beauty and peace invaded by people who rent a house to party. Boat noise and people playing during the day are fine, but not loud partying at night. That is not what Lake Wenatchee is about. Please respect us and respect the Single Family Home regulation. I would also like a Noise Ordinance written up for Short Term Rentals that are already built. They should be in the house with all doors and windows shut by 10:00PM in respect for the fact they are guests in a neighborhood of single family homes/cabins...some with children trying to sleep on a screened sleeping porch just like their great-great-grandparents did.

Thank you,

Janet Reed Huntley

Cabin address:

N. 18135 North Shore Dr.

Leavenworth, WA 98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short Term Rental Draft comments  
**Date:** Monday, June 15, 2020 8:45:04 AM  
**Attachments:** [image001.png](#)

---

**Jim Brown**

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**From:** ffrench50@comcast.net <ffrench50@comcast.net>  
**Sent:** Sunday, June 14, 2020 10:35 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Cc:** ffrench650@gmail.com  
**Subject:** Short Term Rental Draft comments

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

Dear Sir/Madame,

Thank you for taking the time to read our arguments **against** STR Tier 2 and Tier 3.

My wife and I live on River Road near Plain, Washington. We are surrounded by three rentals, two of which are managed by the owners that live between two of their rentals. The third rental is owned by a family which resides in Seattle.

Our property is directly adjacent to the rental that is owned by the Seattle couple.

We have experienced all the issues from the rental owned by the absentee owners.

The following is a list of issues we have had over the past 5 years.

- August 2015, a fire was left smoldering on their property on the Wenatchee River. I called the property management company and sent them a picture. I then proceeded to put the fire out with water and stirring and more water. It was a hot August and the fire danger is very high at that time. The wind blows up and down the river which, if left smoldering would have spread.
- On July 2016, There was a party at the same rental. A travel trailer parked on our property to

join the party at the same house. I asked them to move it as we have trees we are trying to grow and I did not want them trampled.

- September 2016, our friends told us renters had pitched tents on our property. I called the VRBO manager and told them they cannot pitch tents on our property.
- May of 2017, we notice in the advertisement for same rental that they had used a picture advertising river access, which they do have, however they used a picture of our beach as their access. I asked them to take it down.
- August 2018, drunk renters were walking onto our property sitting and drinking. I asked them to leave as if they hurt themselves, we would be liable.
- September 2018, We went down to our beach and river access with our dog, a yellow Lab that likes people he was bit by a renters dog.
- June 2019, Renters were rummaging through our scrap wood on our property that was used to build our home. My GC foreman told them to contact me for the wood otherwise this is a construction area and they should leave. I brought them a box of scrap wood to burn in the outdoor fireplace.
- February 2020, Renters were on our property sledding near our well head. My dog went to see the people and got bit by their German Shepard. I told them to get off the property then told them their dog bit mine.
- March 2020, I was working in our house inside, trimming windows and doors. Two families from the rental were walking around the house. I saw them went outside and asked them if they knew this was private property. I told them I was the owner and they said ok and continued to walk around the property to River Road.
- June 12<sup>th</sup> and 13, 2020, Renters were playing loud music until 11:30pm.
- During mowing our property, I have picked up trash from the same rental that was left outside and the wind blew it onto our property and further south.

Needless to say, we will be installing a fence with field wire fence with the appropriate Private Property NO Trespassing signage quoting the RCW 9A.52.080.

The county needs to ENFORCE current zoning that prohibits absentee owners from renting in residential zones. We moved here to appreciate the beautiful area and the recreational opportunities the area offers. The upward trend of renter issues is disturbing to us. I did not contact the Sheriff he does not have the manpower to enforce these regulations as the above issues would be frivolous for a Sheriff Deputy to resolve. A separate code compliance officer would be highly recommended.

We are in favor of Tier 1 rentals because the owner lives next door, managing and maintaining his properties and rentals as is shown by the examples above. Grandfathering in the existing rentals would be unfair to existing Tier 1 landlord/owners and future Tier 1 follow-on owners that follow the rules.

As you can see from our experience, Tier 2 and Tier 3 STRs are an unacceptable alternative as the owners are not in the area. We have had no issues from the two rentals owned by the family in our neighborhood. I have their phone number and have never needed to call them about their renters. The difference is "night and day" between the rental owned by absentee owners and local owners

that live next door.

Thanks for your time and I hope that you will think hard about the long-lasting results of your decisions on the residents. Many of us in the area are retirees and this is the place we wish to continue to live. Please help us keep it livable.

Thanks again for your hard work in tackling these issues and developing a code and enforcement practices that will maintain a great place to live in Washington.

Sincerely,  
Franklin and Julie French.  
River Road, Leavenworth WA, 98826  
253-255-8271

**From:** [CD.Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR Public Hearing  
**Date:** Monday, June 15, 2020 8:44:49 AM  
**Attachments:** [image001.png](#)

---

## Jim Brown

Director

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---

**From:** Angela Russell <[ateam0340@gmail.com](mailto:ateam0340@gmail.com)>  
**Sent:** Sunday, June 14, 2020 10:46 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Subject:** STR Public Hearing

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

Dear Commissioners,

My name is Angela Russell. I am an 18 year resident of Leavenworth. I currently live up Eagle Creek and our neighbors recently sold their home to someone from outside of the area. The home is used as a STR. The listing allows for up to 14 people, even though it is a 3 bedroom house. Because of the noise from the renters, we have to keep our windows closed most nights. Our quality of life has been impacted. There is no one for us to call to address the noise issue. It's not worthy of a call to the sheriff; but I do want it recorded somewhere that there are noise complaints.

Leavenworth has a glut of short-term rentals. We do not need more. We need the current STRs to have managers available on site 24/7 to address noise/garbage/parking issues that come up from the renters. That should not be a job for our sheriff's deputies. Do not allow STR's without an onsite host to be grandfathered in.

I would like for the county to hold all zip codes to the 5% STR value. For those of us in zip codes above that, I recommend no new permits until the percentage drops below 5%. If a property is sold, the STR permit is non-transferrable. If an STR has multiple infractions then it should lose its permit.

Developers know that Chelan County is looking at this issue right now. They are buying up land and applying for STR permits so that they can sneak in under the wire and get the "grandfather" clause.

Thank you for your time; and please strengthen the codes to help those of us who live and work in the valley to maintain the quality of life we expect from the residential communities we live in.

Sincerely,  
Angela Russell  
188 Winter Ln  
Leavenworth, WA 98826



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STRs in residential neighborhoods  
**Date:** Monday, June 15, 2020 8:44:29 AM  
**Attachments:** [image001.png](#)

---

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---

**From:** Robert Ward <[ajdiggin@hotmail.com](mailto:ajdiggin@hotmail.com)>  
**Sent:** Sunday, June 14, 2020 10:48 PM  
**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
**Cc:** CDPlanning <[CDPlanning@CO.CHELAN.WA.US](mailto:CDPlanning@CO.CHELAN.WA.US)>  
**Subject:** STRs in residential neighborhoods

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We have lived and raised our children in unincorporated Chelan County near Leavenworth and have experienced first-hand the degradation of our Dempsey Road neighborhood, as well as many friends' neighborhoods, by the increase of Short Term Rentals. Specifically trash, traffic, noise, trespassing, loss of neighborhood character, etc. Since the STRs moved into the neighborhood, it is not uncommon for parties of 20 people to rent, or for there to be 10 cars come along with them. The parking often spills over onto Dempsey Road, as well as the parties. We now often see cigarette butts and beer bottles and cans left on the road, where prior to the STRs we would never see this. The noise from the 2 absentee owner STR's closest to us, which almost always rent to more than 10 people, can be heard at every house in the Dempsey Hill neighborhood.

We are writing to ask that the the county:

-Enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is

currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

- Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole)

- Tier 1 STRs must be included in density limits of 5%

- prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses

- no transfer of permit upon sale of house, including sale of LLC

- if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs that exceed the 5% density limit.

Please act to help restore and preserve the rural residential character of our neighborhood in Chelan County.

Thank you,

Robert Ward and Vonda Bridges

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Protect Residential Neighborhoods from Out Of Control STR's  
**Date:** Monday, June 15, 2020 8:44:13 AM  
**Attachments:** [image001.png](#)

---

**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](mailto:Jim.Brown@co.chelan.wa.us)



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**From:** KC Powers <powers@rah.net>  
**Sent:** Sunday, June 14, 2020 11:02 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Subject:** Protect Residential Neighborhoods from Out Of Control STR's

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**June 14, 2020**

**Chelan County Planning Commission**

**To Whom It May Concern,**

My name is Kevin C. Powers and I live on Eagle Creek Road in Leavenworth with my wife Carrie and we have experienced first-hand the degradation of the Eagle Creek neighborhood by the increase of Short-Term Rentals, specifically due to a nightly rental immediately adjacent to our residence. We have been negatively impacted by loud, out of control parties and people that do not care what impacts they create.

We ask the County to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

It is imperative that the county clearly presents regulations for current and/or future individuals or businesses that are enforceable. These regulations must be enforceable, unlike the current situation when violations reported to the Sheriff's office do not result in citations based upon our experiences with the rental unit that was located next to us. The County does not have enough staff to administer and enforce convoluted regulations. Zoning is the best way to enforce.

Put an immediate moratorium on single family home building permits being used for new STR construction, as in Moab, Utah. Mandate a 5-year waiting period, such as Maui County, Hawaii, after obtaining a single-family home Occupancy Permit, during which time the home must be used for long-term residential housing.

Please follow the guidebook of the Sustainable Economies Law Center (March 2016), as cited in the Berk Situation Assessment (p. 20-21). "A municipality can set caps on the number of allowed short-term rentals per host (e.g. Seattle, Okanogan-Methow) .... To prevent speculation, the guidebook recommends limiting short-term rentals... The recommendations also include ordinance requiring occupancy for a period of time prior to the unit being offered for short-term rental. Implement other "best practices" for limiting density and preserving neighborhood character.

As a tourism driven economy here in Leavenworth, we need more long-term rental housing for those who work in Chelan County. The need for workforce and long-term housing is stated in the comprehensive plan.

Do not allow any STRs in Urban Growth Areas, including the Leavenworth and Chelan UGAs. As suggested in the Berk Situation Report p. 24, "Consider application of city regulations in assigned UGAs where short-term rentals are prevalent, e.g. Leavenworth and Chelan, and likely to result in nonconformities if areas are annexed." This prohibition on STRs in UGAs is already the law; we hope it will continue.

Thank you,  
Kevin C. Powers

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Short term rental properties  
**Date:** Monday, June 15, 2020 8:43:32 AM

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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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Candace <[candace@37cellars.com](mailto:candace@37cellars.com)>  
Sent: Sunday, June 14, 2020 11:49 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Cc: CDPlanning <[CDPlanning@CO.CHELAN.WA.US](mailto:CDPlanning@CO.CHELAN.WA.US)>; [ChelanCountyCommissioners@co.chelan.wa.us](mailto:ChelanCountyCommissioners@co.chelan.wa.us)  
Subject: Short term rental properties

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I am respectfully writing you once again to ask that you restore our county's quality of life, first, by following the law and not allowing Short Term Rentals within Residential zones, and then by actually requiring our Chelan County Sheriff to obey the enforcement of these laws. I have been told by two different Deputies, on different occasions, that Sheriff Brian Burnett has instructed them to NOT enforce any rules with regard to nightly rental activity. I assumed that the Chelan County Sheriff was actually dictated by law to enforce all of the laws in our county, regardless of his own personal affiliations and allegiances.

Beside the fact that having an absentee owner renting their entire house for raucous parties with screaming guests, loud music containing a bass loud enough that it actually vibrates my double pane windows inside my own home, we also are extremely concerned about enormous safety hazards in connection to these rentals. For instance, what are we to do about the ground water contamination from the STR's failing septic system. I live at the near top of a winding, extremely steep mountain road. Within the past few years many full time residents have had increasing water pressure problems, due I'm sure in no small part to having at times 10 to 50 people squeezed into a pool party at a house with a well and septic system intended for 6. How are we to mitigate not having available water for our own homes, because of overburdening of our aquifer?

Of paramount concern is the huge and realistic danger of fire caused by people occupying this property on a short term basis with no vested interest in our town or neighborhood, let alone the houses surrounding them. As the vast majority of these nightly renters are from the "wet" side of the state and are fully comfortable tossing lit cigarettes off the deck or out their car window while driving up our very steep hill they don't even think of the fact that they are risking starting a forest fire that could destroy every home in our neighborhood. And worse, as we are on a 2 mile long steep mountain road with one way in and one way out, the residents could easily be trapped up here in the event of a fire. The fire district has stated in the past that it is very possible that they could not respond to a fire on much of our road because of their equipment getting blocked in by fire. We do not need to add dozens of nightly renters at these large party houses with no owner present to an already dangerous situation.

In conclusion, the law is clear in that it does not allow nightly rentals in residential neighborhoods. We are sorely lacking in housing for our own workers in our town due to all the available rooms being rented on a daily basis to out of towners. It's time to put our own residents first again. There are now a plethora of hotel, motel and commercial rooms available for nightly rental. How about letting those honest and legal business owners in the hospitality industry tend to our visitors?

Thank you for your attention.

Sincerely,

Candace Egner  
P.O. Box 520  
Leavenworth, WA98826

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STRs comment  
**Date:** Monday, June 15, 2020 8:43:10 AM

---

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](mailto:Jim.Brown@co.chelan.wa.us)

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

From: Susan butruille <[susanbutruille@gmail.com](mailto:susanbutruille@gmail.com)>  
Sent: Sunday, June 14, 2020 11:52 PM  
To: CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>  
Subject: STRs comment

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

Greetings:

We wish to express our concern with the proliferation of STRs in our residential areas. We, without warning, had one established next-door and we don't want any more in our neighborhood.

Moreover, we object to the fact that STRs are replacing affordable housing in our community. We need long term affordable housing for the people who live in and serve our community. Turning our neighborhoods into commercial districts is not good for any community.

Thank you for your consideration on this critical issue for the future of Leavenworth.

Susan and John Butruille

**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: Peshastin Community Council Comments on STRs for Planning Commission  
**Date:** Monday, June 15, 2020 8:42:43 AM  
**Attachments:** [PastedGraphic-6.tiff](#)  
[ATT00001.htm](#)  
[Peshastin STR Letter 6\\_14\\_2020.pdf](#)  
[ATT00002.htm](#)  
[image001.png](#)

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## Jim Brown

Director

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**From:** Steve Keene <councilchair@peshastin.org>  
**Sent:** Sunday, June 14, 2020 11:59 PM  
**To:** CD Director <CD.Director@CO.CHELAN.WA.US>  
**Cc:** Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Jordan McDevitt <highlakes@hotmail.com>; Randy Baldwin <randybaldwin@johnlscott.com>; Peshastin Community Council <communitycouncil@peshastin.org>  
**Subject:** Peshastin Community Council Comments on STRs for Planning Commission

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

Attached please find a letter from the Peshastin Community Council RE: Short-Term Rentals in the Peshastin UGA.

Thank you.



**From:** [CD Director](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: STR Public Comment: Do not Grandfather all existing STRs  
**Date:** Monday, June 15, 2020 8:40:05 AM  
**Attachments:** [image001.png](#)

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**Jim Brown**

Director

Chelan County Community Development

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**From:** Barbara Rossing <[brossing@lsc.edu](mailto:brossing@lsc.edu)>

**Sent:** Monday, June 15, 2020 8:27 AM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>

**Subject:** STR Public Comment: Do not Grandfather all existing STRs

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

Dear Planning commissioners

June 14, 2020

Thank you for your work. I write to argue against automatically grandfather existing STRs beyond the 5% density maximum, even if they can claim to meet other criteria for a permit. There are too many Tier 2 and 3 houses in 98826. Such a density is incompatible with the preservation of neighborhood character, as the Berk Study has shown.

In order to get density down to 5% as quickly as possible, I urge you to adopt a sunseting mechanism for all Tier 2 and Tier 3 houses in residential zones that exceed the 5% density limit (which should include Tier 1 STRs). Hold a lottery. Limit permits to one per owner

(including LLC's). Prohibit use of single family home building permit for constructing STRs, Implement other density-reducing mechanisms to get down to 5%.

It is unfair to rural residents to retroactively legalize or "grandfather" hundreds or even thousands of previously illegal short term rentals, in every residential zone of the County. We bought our homes long before the STR party houses were constructed, and long before the internet platforms on which they advertise (VRBO, AirBnb). We did our due diligence about what uses were allowed and not allowed in our rural RR2.5 zones. We knew absentee-owner short-term rentals are not listed in the District Use Chart in the County Code, and therefore they are not legal in our zones.

A nightmare case in point is a huge STR just steps from our home on East Leavenworth Road, constructed in 2015 on a 1-acre lot (in RR2.5), using a single family home building permit. This 8-bedroom lodge, built as an STR by a family with 4 other STR lodges in 98826 (each with its own LLC), advertises a 16-seat theater, commercial kitchens, and a yard with a hot tub and boisterous yard games, initially for 24 occupants (now down to 16 occupants). Neighbors have filed many complaints with the County and sheriff. Since the septic system was permitted for only for 6 bedrooms, the County finally required them to "decommission" two of the bedrooms, and advertise only 6 bedrooms. But they still advertise the other rooms as "office," with beds in the office!). Ten or more cars are parked in front of the house most nights. The noise is considerable.

Grandfathering such a huge lodge, built on a 1 acre lot in RR2.5 zoning, after repeated complaints and violations, would not be respecting our neighborhood character. Only one STR should be allowed per owner, not five—even if each STR is incorporated as a separate LLC.

I applaud Commissioner Greg Becker who brought up the example of Newport, Oregon, at the May 13 Work Session. Mr. Becker says it is reasonable that his cousins' STR that can only operate for 5 more years in Newport, because their house is outside the zone in which STRs will be permitted.

In my view, Newport gives the kind of zoning and sunseting mechanism we need by zones also in Chelan County residential zones! Sunseting is a fair and legal way to lower density. Use a lottery, sunseting and some re-zoning, to achieve the reduction we need down to 5% density cap in RR 2.5 neighborhoods, including Tier 1 STRs in the cap.

Sunseting would not risk an "illegal takings" because Investors and owners can still earn long-term rental income on their houses. This was assured by the November 2019 Washington Supreme Court decision in *Yin vs. City of Seattle*.

The cities of Chelan and Leavenworth, like Newport, provide the model we seek for the County. The principle is to use Zoning to segregate different uses. Establish some tourist commercial or tourist residential zones where STRs will be permitted (RRR and Planned Unit Developments; perhaps RR10; perhaps more RRR zones are needed?). Maintain other residential zones (R5, RR2.5) as residential, upholding the current ban on STRs. **Preserve some residential zones where a resident can be protected from absentee-owner STRs.** It would be possible to re-zone some large STRs as RRR, far from residences, using micro-zoning.

We recognize that county officials are under political pressure to provide some financial benefit to investors in illegal absentee-owner STR's. Those owners can still earn income on their properties by renting to long-term residents—fulfilling an urgent need for rental housing for workforce in Chelan County.

We hear threats of lawsuits from STR owners and investors if they are regulated. Similar threats were made against the City of Leavenworth when it decided to enforce its Code, but **in fact there have been no lawsuits against the City of Leavenworth's ban on STRs in the residential zones.**

New legal threats from STRACC invoke the 1991 memorandum from an assistant planner interpreting "Single Family" homes as allowing STRs. But this memorandum is not legally binding. If it were law, the STR Code in the Manson Urban Growth Area would not have been legal. The District Use Chart was never changed to publicly incorporate this planner's views. According to the District Use Charts, only B & Bs and other owner-on-site uses are permitted in residential zones.

In conclusion, as Mr. Becker pointed June 3 meeting, the proposed Code favors investors and absentee owner STR owners over residents. It fails to fulfill the threefold mission you were given. Mr. Becker lamented, "I still go back to our 3-fold mission statement: 'slow the proliferation of STR's, protect character of residential neighborhoods,' and what have we done? ...**We are really providing no relief to homeowners. We are showing a lot of concern for STR investment, but not a lot of concern for people who have single family houses.**"

It is not too late to protect single family residential zoning! Please strengthen the Code by eliminating grandfathering of all existing STRs.

Thank you for your consideration,

--Barbara Rossing, 7785 E. Leavenworth Rd

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: Short-Term Rentals Regulation; Chelan County Residential Zones  
**Date:** Monday, June 15, 2020 8:38:41 AM  
**Attachments:** [image001.png](#)

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## Jim Brown

Director

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**From:** Bob Bugert  
**Sent:** Saturday, June 13, 2020 8:58 PM  
**To:** George Wilson <[gwwilson@nwi.net](mailto:gwwilson@nwi.net)>; Jim Brown <[Jim.Brown@CO.CHELAN.WA.US](mailto:Jim.Brown@CO.CHELAN.WA.US)>  
**Subject:** RE: Short-Term Rentals Regulation; Chelan County Residential Zones

Thank you George and Patricia. Your comments will be included in the public record, and in our deliberations.

Best regards,

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

**From:** George Wilson <[gwwilson@nwi.net](mailto:gwwilson@nwi.net)>  
**Sent:** Saturday, June 13, 2020 6:29 PM  
**To:** Jim Brown <[Jim.Brown@CO.CHELAN.WA.US](mailto:Jim.Brown@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>  
**Subject:** Short-Term Rentals Regulation; Chelan County Residential Zones

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

Please review the following submissions by Patricia Baranouskas who was unable to send them directly to you:

**From:** Patricia Baranouskas <[patriciabarounskas@gmail.com](mailto:patriciabarounskas@gmail.com)>  
**Subject:** Fwd: Short-Term Rentals Regulation; Chelan County Residential Zones  
**Date:** June 13, 2020 at 5:53:34 PM PDT  
**To:** [CD.Director@co.chelan.us.wa](mailto:CD.Director@co.chelan.us.wa)

Begin forwarded message:

**From:** Patricia Baranouskas  
<[patriciabarounskas@gmail.com](mailto:patriciabarounskas@gmail.com)>  
**Subject:** Short-Term Rentals Regulation; Chelan County Residential Zones  
**Date:** June 11, 2020 at 5:37:06 PM PDT  
**To:** [bob.bugart@co.chelan.wa.us](mailto:bob.bugart@co.chelan.wa.us),  
[doug.england@co.chelan.wa.us](mailto:doug.england@co.chelan.wa.us),  
[kevin.overbay@co.chelan.wa.us](mailto:kevin.overbay@co.chelan.wa.us)  
**Cc:** [CDPlanning@co.chelan.wa.us](mailto:CDPlanning@co.chelan.wa.us)

Dear Commissioners Bugart, England, and Overbay,

Thank you for reviewing the Short-Term Rental (STR) Code for improving regulations in Chelan County. This is a complex but important issue for our community and we appreciate your efforts.

We are long time residents of Chelan County and are very concerned at the increasing number of STR's in Chiwawa River Pines Community, near Plain, and surrounding residential neighborhoods. We believe that these are commercial operations in residential zones (absentee-owner homes) and have never been legal under existing code, and therefore should not be legitimized. Furthermore, commercial zones already exist to accommodate transient lodgers and large group events in Leavenworth, Plain, and greater Lake Wenatchee Recreation areas.

We purchased our home in 1997 and became full-time residents in 2011. Our dream was to retire in this beautiful setting for many years. We have wonderful friends throughout the Lake Wenatchee area and enjoy working together through volunteer organizations such as the fire department and local hospital. In

the last five years our neighborhood has changed considerably with the influx of STR's with absentee owners.

With the significant increase in STR's we are facing challenges like none before and wonder if we can stay in what used to be a quiet and beautiful community with caring neighbors. Friends have moved away specifically due to STR's nearby causing problems. Also, local adults and working families cannot find long-term rentals or afford purchasing a home due to rising property values due partially to the STR growth. Most of our young families are all but gone.

Even though absentee owner STR's in residential zones are illegal under current code, the number of STR homes continue to skyrocket and exist because the county has not clarified the code, thereby making it impossible for the county to enforce. Consequently, more and more homes in residential zones are being purchased solely for commercial use.

Since you are exploring revision of the county code, please seriously consider that allowing STR's with absentee owners to operate in residential communities will be difficult, if not impossible, to regulate or enforce in rural communities. We understand you are proposing a 3-Tier system for STR's. A clear, unambiguous code will be easier to communicate to all parties as well as regulate. Therefore, we are in favor of revising the STR Code to reflect the following:

- MOST CRITICALLY, allow Tier 1 only, with owner/s living on-site in residential zones, without any absentee owner days allowed; i.e, owner must be full-time resident.
- Tiers 2 and 3, with absentee owners, are for commercial zones, not residential zones. Also, if a Tier 2 or 3 owner/s want to rent his/her property in a residential zone, it must be a long-term rental.
- Short Term Rentals (STR's) permits are not transferable upon sale or transfer of home or LLC.
- There is no "Grandfathering" or legalization of existing STR's, with absentee owners, in residential zones. Everyone must apply for a new permit on equal footing, and permit would only be valid for long-term rentals.

If Chelan County Code is legitimized to continue to allow commercial whole house STR's (with absentee owner/s) in residential areas, it is sad to say that our unique and special community as we know it will never be the same.

The community we enjoyed for many years with good, caring, and community conscious neighbors will be negatively impacted and eventually diminish.

**In closing, we are in favor of proposed Tier 1 because the only kind of Short Term Rental that is acceptable in residential zoning is an owner-occupied property, with no exceptions. This is consistent with existing County Regulations and would only require minimal clarification and keep STR guidelines from being overly complicated.**

**Thank you for considering our perspective when revising the existing Chelan County Short-Term Rental code in residential communities.**

**Sincerely,**

**Patricia F. Baranouskas**

**Thomas J. Baranouskas  
2219 Riffle Drive  
Leavenworth, WA 98826**

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: [CD Planning]STR regulations  
**Date:** Monday, June 15, 2020 8:37:37 AM  
**Attachments:** [image001.png](#)

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**Jim Brown**

Director

Chelan County Community Development

316 Washington Street, Suite 301

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**From:** David Morgan <davidmorgan29@hotmail.com>

**Sent:** Saturday, June 13, 2020 9:05 AM

**To:** CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@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.

Dear Commissioners,

I am a member of Friends of Leavenworth, a non-profit organization that works to preserve the quality of life and environment in Leavenworth and its surrounding area. We have reviewed the regulations of Short Term Rental properties as proposed by Chelan County. In our comments, we urge the County to consider that nonowner occupied short term rentals are illegal in residential zones; they are commercial enterprises that should not be permitted in rural residential zones. We find that the proposed regulations are inadequate to render them compatible with residential zones. STR's that are not the owner's primary residence and are operated with no owner on site are very often the cause of conflict with year round residents of Chelan County's residential zones.



Commercial enterprises, often owned by corporations, are generally incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STR's instead of residential homes. Nonowner occupied STR's have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones historically have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A sense of community with their neighbors. Short term tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the neighborhood are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal commercial STRs operated by absentee owners.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. An agent of the owner cannot objectively perform these functions due to conflict of interest and a lack of respect by tenants. And, it is not unfair to state that STR tenants are often argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to allow for a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and septic

system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
- Tier 3 STR's, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are to be permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

Permitting the existence of commercial nonowner occupied STR's in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. This state of affairs is destructive of the quality of life in the residential zones of Chelan County. Residents should not have to be calling or even thinking about calling the sheriff every weekend because of noisy disruptions by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. Additionally, even if the sheriff responds, there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds that of long term rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. There are 72 house or condo real estate listings currently in the 98826 zip

code. 50 are in areas where STR's are unrestricted. 40 of the 50 have marketing comments promoting them as potential STR'S. As you know from the Berk research group, we have added approximately 800 STR'S in the last 5 years. Additionally, many homes are converting to STR'S off the market and are unreported.

Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open the door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Thank you  
David Morgan  
Leavenworth

**From:** [Jim Brown](#)  
**To:** [steve](#)  
**Cc:** [RJ Lott](#); [CD Director](#)  
**Subject:** RE: STR-  
**Date:** Monday, June 15, 2020 8:37:10 AM  
**Attachments:** [image001.png](#)

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received

**Jim Brown**

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**From:** steve <[ssstroud@nwi.net](mailto:ssstroud@nwi.net)>  
**Sent:** Saturday, June 13, 2020 11:32 AM  
**To:** Jim Brown <[Jim.Brown@CO.CHELAN.WA.US](mailto:Jim.Brown@CO.CHELAN.WA.US)>  
**Subject:** FW: STR-

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

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**From:** Steve Stroud <[ssstroud@nwi.net](mailto:ssstroud@nwi.net)>  
**Sent:** Saturday, June 13, 2020 11:24 AM  
**To:** [CDPlanning@chelan.co.us](mailto:CDPlanning@chelan.co.us)  
**Subject:** STR-

Greetings-

I live in a residential neighborhood just outside Leavenworth on Fox Rd. My neighborhood has gone from all residents, families, and working locals to over 25% STR. This influx of commercial 'motels' has destroyed the fabric of the neighborhood, increased traffic, strained our community wells, and chased out local people who want to live in the Leavenworth area.

These businesses, in residential zones, are not as important as protecting and supporting people like me who want to live, work, and raise our children in a residential neighborhood.

I desire a STR free RR2.5. If that is not possible, there has to be a way to decrease the density of all STR to no more than 5% of the total homes in an area. And there should be no grandfathering of any existing STR.

My neighbor advertises his STR with ..."in a quiet residential neighborhood." Well it use to be!

Please save our neighborhood and community. Regulate, limit and decrease STR in the Fox road neighborhood and Leavenworth in general.

Thank you  
Steve Stroud  
10587 Fox Rd.  
Leavenworth WA. 98826  
509-433-8109

Sent from [Mail](#) for Windows 10

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: Comment on STR Draft Code: Owner-occupied STR's are the only STR's that should be allowed to continue ("grandfathered") in residential neighborhoods.  
**Date:** Monday, June 15, 2020 8:35:30 AM  
**Attachments:** [image001.png](#)

---

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**From:** Bruce Williams <bwseattle@gmail.com>

**Sent:** Sunday, June 14, 2020 9:42 PM

**To:** CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@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>

**Subject:** Comment on STR Draft Code: Owner-occupied STR's are the only STR's that should be allowed to continue ("grandfathered") in residential neighborhoods.

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

Lines 279-282 of the draft code provide that STR's should be considered lawfully established if there are **similar uses** allowed in the subject zone prior to the effective date of the STR code.

Currently the only tourist accommodations allowed in residential neighborhoods are owner-occupied bed and breakfasts and guest inns. There are important reasons that those are the only ones allowed. First, these are residential neighborhoods and so there should be a "resident" living on the property. Second, owner-occupied tourist accommodations create many fewer

problems for their neighbors.

The only STR's that should be viewed as similar to these lawful uses are owner-occupied STR's. Investor-owned STR's are not similar: they do not have a "resident" living there and, as we have seen in recent years, they are often inconsistent with the quality of life of their resident neighbors.

Lines 279-282 should make it clear that only owner-occupied STR's will be allowed to continue.

Thank you.

Bruce Williams  
8050 East Leavenworth Road  
Leavenworth WA 98826  
[bwseattle@gmail.com](mailto:bwseattle@gmail.com)  
509.888.1935

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**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:** Monday, June 15, 2020 8:34:06 AM  
**Attachments:** [image001.png](#)

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**From:** Bruce Williams <bwseattle@gmail.com>

**Sent:** Sunday, June 14, 2020 9:36 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>

**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.

My view is that there should be no absentee-owner STR's in residential neighborhoods.

However, if some are to be allowed with a cap on the number of STR's, Tier 1 STR's (owner-occupied STR's) should be counted in the number of STR's.

Owner-occupied STR's create significantly fewer problems than absentee-owner STR's. But they still impact their neighbors in several ways.



First, by hosting tourists, they increase the number of strangers likely to be walking in a neighborhood. While there is nothing inherently wrong with strangers in one's neighborhood, as they increase in number, they decrease the friendly and neighborly feeling of a neighborhood.

Second, they increase the number of people in the neighborhood who don't understand the neighborhood nor know what proper behavior is. For example, they may not know where property lines are and inadvertently trespass on a neighbor's property. One friend of ours found that STR guests came on to her property wanting to feed her horses. Another friend found an STR guest smoking in a brushy area during wildfire season, flicking her ashes into the brush. When our friend asked her to stop, the STR guest explained that the STR owner didn't allow smoking on the STR property so she had to smoke on what she perceived to be "vacant" land, oblivious to the fire danger.

While these may seem like minor problems, in large numbers they detract from the quality of life in a residential neighborhood.

So, if STR's are to be allowed in residential neighborhoods, Tier 1 STR's should be counted in the cap.

Thank you.

Bruce Williams  
8050 E. Leavenworth Road  
Leavenworth WA 98826  
[bwseattle@gmail.com](mailto:bwseattle@gmail.com)  
509.888.1935

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: Comment on STR Draft Code: The draft code is not enforceable: Recent experience demonstrates that it would be wishful thinking to believe that all absentee-owner STRs will comply with the proposed rules or that Chelan County will be willing and able t  
**Date:** Monday, June 15, 2020 8:33:00 AM  
**Attachments:** [image001.png](#)

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---

**From:** Bruce Williams <bwseattle@gmail.com>

**Sent:** Sunday, June 14, 2020 9:30 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>

**Subject:** Comment on STR Draft Code: The draft code is not enforceable: Recent experience demonstrates that it would be wishful thinking to believe that all absentee-owner STRs will comply with the proposed rules or that Chelan County will be willing and able to...

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

Let's learn from our recent and, in some cases, painful experience. In recent years, in residential neighborhoods there have been two distinct types of tourist accommodations: owner-occupied tourist housing (Bed and Breakfasts, Guest Inns) and absentee-owner STR's. **The contrast in enforceability problems between owner-occupied and absentee-owner tourist accommodations in residential neighborhoods could not be more striking.**

From what I hear, and listening to the Planning Commissioner meetings, there have

been few, if any, enforcement problems with the owner-occupied tourist housing.

On the other hand, there are way too many situations where absentee-owner STR's created enforcement problems. In some cases, it has taken considerable time of both the neighbors and county staff to get the absentee-owner and their guests to comply, with the neighbors' quality of life suffering during the interim. In others cases, despite years of effort, the problems never have been corrected and the residential neighbors continue to suffer from the commercial enterprises in their neighborhoods.

That striking difference should not be surprising to anyone – it is entirely consistent with some basic facts of human nature:

- People tend to act less considerate of others when they feel anonymous, (such as when they are away from home, living in large cities, driving on the freeway, etc.), when they are in large groups, when they have been drinking and when they are celebrating (tend to get noisier), etc.
- In an owner-occupied STR, there is someone living in the house who has a long-term relationship with the neighbors and the neighborhood. The owner-occupant is not anonymous in the neighborhood and, in my experience, usually has at least a cordial relationship with others living in the neighborhood. That gives the occupant an important reason for being considerate.
- In an absentee-owner STR, the only occupants are people who may just come there once, typically for just a few days. They are essentially anonymous and unlikely to suffer any serious consequences for being inconsiderate. Often they are celebrating and/or drinking. Their behavior may not match how they behave the rest of the year in their own neighborhood. It should be expected that many of these occupants will not concern themselves about how they are impacting neighbors.
- The absentee-owner tends to see the property as a financial investment and looks to maximize gains. Just like in the business world where I worked, there are many STR owners who want to be both successful and considerate. But there are many who will do what they can to maximize gains, including being dishonest and breaking rules, as long as they think they can get away with it. It would be naïve to think otherwise.

These elements of human nature won't go away.

The draft code will make enforcement even more difficult. Here are just a few

examples:

- The provision that an absentee-owner STR will be considered Tier 1 if it is rented only 15 days per year – how will that be tracked and enforced?
- The rules regarding transferability when many of the absentee-owner STR's are owned as LLC – how will changes in LLC ownership be tracked and enforced?
- The limitation of 10 people on site in a Tier 2 STR – how will that be tracked and enforced?

The revised code should recognize what we have learned and be realistic : **the only practical way to enforce rules for STR's in residential neighborhoods is to have an owner-occupant on site while the guests are there.**

Allowing absentee-owner STR's in residential neighborhoods will just continue the recent pattern: repeated violations that damage the quality of life for resident-citizens and are difficult for county staff to correct. These STR's should not be allowed in residential neighborhoods.

Thank you.

Bruce Williams  
8050 E. Leavenworth Road  
Leavenworth WA 98826  
[bwseattle@gmail.com](mailto:bwseattle@gmail.com)  
509.888.1935

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: Comment on STR Draft Code: Absentee-owner STR's Are a Major Cause of the Housing Affordability Crisis in Leavenworth  
**Date:** Monday, June 15, 2020 8:32:21 AM  
**Attachments:** [image001.png](#)

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**From:** Bruce Williams <[bwseattle@gmail.com](mailto:bwseattle@gmail.com)>

**Sent:** Sunday, June 14, 2020 9:23 PM

**To:** CD Director <[CD.Director@CO.CHELAN.WA.US](mailto:CD.Director@CO.CHELAN.WA.US)>; Jim Brown <[Jim.Brown@CO.CHELAN.WA.US](mailto:Jim.Brown@CO.CHELAN.WA.US)>; Kevin Overbay <[Kevin.Overbay@CO.CHELAN.WA.US](mailto:Kevin.Overbay@CO.CHELAN.WA.US)>; Bob Bugert <[Bob.Bugert@CO.CHELAN.WA.US](mailto:Bob.Bugert@CO.CHELAN.WA.US)>; Doug England <[Doug.England@CO.CHELAN.WA.US](mailto:Doug.England@CO.CHELAN.WA.US)>

**Subject:** Comment on STR Draft Code: Absentee-owner STR's Are a Major Cause of the Housing Affordability Crisis in Leavenworth

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

We all know that in Chelan County we have a housing affordability crisis. Leavenworth is the area in Chelan County with the greatest affordability challenges. This crisis affects all of us. Residents are priced out of homebuying and long-term rental markets. People who work in Leavenworth are forced to commute long distances from less expensive housing markets. Their long commutes increases their expenses, reduces their quality of life and increases the traffic which impacts all of us. The housing crisis makes it more difficult for Leavenworth employers to attract and retain employees.

It is no coincidence that Leavenworth, the area with the greatest housing affordability challenges is also the area most impacted by the dramatic growth in STR's in recent years. The Berk study documented that as of 2018 more than 12% of the housing stock in the Leavenworth zip code is in STR's.

The laws of supply and demand tell us that withdrawing 12% of the supply is going to drive up the cost. This is consistent with the Berk report which advises that there is an adverse effect on affordability where the concentration of STR's is greater than 5%. In the Leavenworth the concentration of STR's is more than double that level.

There are three separate ways in which absentee-owner STR's worsen housing affordability;

- 1) **Absentee-owner STR's increase home prices which makes homeownership unaffordable for more of our residents.** A realtor told me that if a house in the Leavenworth area may be used as an STR, it increases the price of the house by roughly \$100,000 (obviously that's a rough number, depending on the particular house). This is because the lucrative returns from STR's enable STR investors to pay more for a house than it would sell for otherwise. That STR's creates higher home prices for STR's is validated by the complaints of STRACC that if they can "only" use their house for a long term rental, it will be worth less.
- 2) **Absentee-owner STR's increases property taxes for neighboring homeowners and long term rental owners.** When houses are sold for inflated prices to STR investors, the assessed value of all homes in the neighborhood increase. In the Leavenworth rural area, if the assessed value increases by \$100,000, the property taxes will increase by more than \$1,000 per year. In effect, neighbors of STR's not only have to suffer the STR impact to their neighborhood, they also have to pay an "STR tax" which could be \$1,000/year. because their assessed value will go up whether they are using their house for a nightly rental or not;
- 3) **Absentee owner STR's reduce the supply and increase the rents of long-term rental housing.** Similar to the effect on home prices, absentee-owner STR's reduce the supply of long-term rental housing, driving up the cost of rental housing.

**Owner-occupied STR's, in contrast,** may help residents to buy homes here. While they take some units out of the market, on balance they probably help housing affordability more than they hinder it.

We can take a meaningful step towards making housing more affordable in the Leavenworth

area by prohibiting absentee-owner STR's in residential neighborhoods and returning that housing to the residential housing stock.

Thank you.

Bruce Williams  
[bwseattle@gmail.com](mailto:bwseattle@gmail.com)  
8050 E. Leavenworth Road  
Leavenworth WA 98826  
509.888.1935

**From:** [Jim Brown](#)  
**To:** [RJ Lott](#)  
**Cc:** [CD Director](#)  
**Subject:** FW: Public Comment on STR's: We Need Enforcement  
**Date:** Monday, June 15, 2020 8:00:16 AM  
**Attachments:** [image001.png](#)

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**Jim Brown**

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**From:** Lauren Johnson <lj2341@gmail.com>  
**Sent:** Monday, June 15, 2020 12:05 AM  
**To:** Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>  
**Subject:** Public Comment on STR's: We Need Enforcement

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

Dear Planning Commissioners:

Enforcement must be central to new STR regulations. Zoning is the most easily enforceable regulation.

I am concerned that the proposed code proposal is so convoluted, with so many loopholes, that it will be unenforceable. For example, who will enforce the limit of 15 owner-absent days for Tier 1 houses? Will Tier 1 register those 15 dates in advance with the County? This is just one of many regulations that will not be enforceable and consequently will not be enforced.

The fact is that behavior regulation (noise, occupancy limits, parking, and even occupancy) is



notoriously difficult to enforce—as shown by repeated visits by the sheriff to the noisiest party house STRs, to no avail. Some STR party houses reportedly even have police scanners, so that they can turn down the volume on amplified music when they hear on the radio that the sheriff's deputy is coming. Loud partying resumes as soon as the deputy leaves. Neighbors dread the pool parties, loud music, yelling, trespassing, trash, septic-overflow, blocked driveways, and other kinds of illegal behavior. But the problem is that although these behaviors are illegal, behavior regulations require more intense enforcement that Chelan County staff can offer.

County staff have stated that they do not have the staff numbers needed to track and enforce the elaborate code being proposed by the planning commission. Director Jim Brown said this at the last Planning Commission meeting. Even the interim director Deanna Walter said in the May 13 public meeting that “We are not doing any enforcement.”

The only enforceable regulations for STRs are zoning regulations that segregate incompatible uses, as described in the Comprehensive Plan. The draft Code proposes that there will be certain zones with no limits on STRs (RRR and Planned Unit Developments). But where are the comparable zones where STRs are prohibited, where homeowners and residents can be assured of being protected from STRs? I believe you must also set up zones where there will be no absentee-owner STRs allowed, in order to protect residential character. This is only fair balance to the zones where STRs will not be limited.

To summarize: Please enact a strict Code that is enforceable. Use zoning, rather than behavior, as the focus for STR regulations. This is how the Cities of Chelan and Leavenworth regulate STRs, and both have vibrant tourist economies. Explore the possibility of micro-zoning, for areas which already have STRs and are far from residences. Set up some tourist zones where commercial (absentee-owner) STRs will be permitted, versus the normal residential zones (RR2.5 and RR5) where absentee-owner STRs will not be permitted. Then hire Host Compliance or another service to check the STR platforms for listings and enforce zoning.

The Comprehensive Plan says the purpose of Zoning is to segregate incompatible uses. Rather than developing elaborate regulations on behavior that are unenforceable, just protect residents by zoning.  
thank you for your consideration,

Lauren Johnson  
7785 E. Leavenworth Rd