

From: [pat thirlby](#)
To: [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#); [Jim Brown](#); [CD Director](#); [CDPlanning](#)
Subject: [CD Planning]40/50 listings marketed as STR's
Date: Tuesday, May 26, 2020 8:44:40 AM

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

Dear Chelan County Commissioners and Officials,

There are 72 house or condo real estate listings currently in the 98826 zipcode. 50 are in areas where STR's are being 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.

A MORATORIUM IS NEEDED NOW until restrictions and enforcement are in place. Our neighborhoods, the environment and our quality of are being devastated.

In your planning, please do not make businesses in residential areas more important than your residents.

Thank you,

Pat Thirlby

From: [Caroline Smith](#)
To: [CDPlanning](#); [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)
Cc: info@straccwa.org
Subject: [CD Planning]A business owner's story
Date: Tuesday, May 26, 2020 8:57:11 AM

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

It has come to my attention that the county commissioners are working to establish a \$500 required permit for short-term rentals, with an eye to eventually eliminating short-term rentals in our area.

Leavenworth is, and has been a vacation destination for decades. Our house is only rented approximately 74 days a year, but those rentals have enabled us to maintain a second home. When our guests are here, not only do we benefit, but our guests engage in all sorts of activities: they play golf, ski at Stevens Pass, ski at Mission Ridge, and build snowmen in our back yard (one family refers to our house as "the snow house"). We know from guest book entries that our tenants have river rafted, kayaked, gone horseback riding, and used the restaurants. On our part, we have contributed to the economy by using a very fine management company (Destination Leavenworth), and have, through them, employed many well-trained cleaners, spa services, and snow removal workers.

If STRACC makes it too difficult to run a part-time rental, we will cease to contribute to the economy by maintaining transient accommodation insurance, and of course, we won't need anyone to clear our driveway during the winter. Our guests won't be using the restaurants because we won't have guests. What the Leavenworth economy will have instead, is a pair of 70-year-olds who don't ski or horseback-ride, and like to cook for themselves and do their own gardening. We'll get rid of the hot tub. Too expensive. The commissioners have an excellent plan for shrinking the already endangered economy.

I should also mention that because our house is a rental, our neighbors have rented it three times for family reunions. Half the family stays next door, and another seven people stay here, where it is convenient to walk back and forth between the properties. Our next-door neighbor mows our lawn for us in the summer. At first, our neighbors were trepidatious about having renters, but after a year, their appraisal was "they're really nice people." Our house sleeps nine, so there have been a lot of families. Our house is also off the street, so we have had no parking issues. I think it's safe to say, we have worked to have a good relationship with our neighbors, and we do have a good relationship with them.

If the county commissioners have their way, we, and others like us, will cease to do business. And in turn, the county's actions will adversely affect restaurants, recreational outfitters, the ski areas, insurance agencies, gardening services, maid services, and rental managers. I think a

far better plan would be to address the problem rentals, and enforce parking, garbage, and noise ordinances.

Yours sincerely,

Caroline Smith

Rental Owner since 2012

From: [Don Eikenberry](#)
To: [CDPlanning](#); [Don Eikenberry](#)
Subject: [CD Planning]Comments on pending vacation rental code
Date: Monday, May 25, 2020 5:08:19 PM

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

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

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

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

Don Eikenberry
Chelan, WA



Virus-free. www.avast.com

From: [Bruce Williams](#)
To: [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [Jim Brown](#); [CD Director](#); [CDPlanning](#); [Prosecuting Attorney](#)
Cc: [Barbara Rossing](#); [George Wilson](#); [Bob Fallon](#); [Greg Mary Steeber](#); [Kirvil Skinnarland](#); [Mara Bohman](#); [Tracie Smith](#); [Jerry Jennings](#); [pat thirlby](#); [Stan Winters \(winterss1@mac.com\)](#)
Subject: [CD Planning]Follow up regarding STR"s in Residential Neighborhoods
Date: Monday, May 25, 2020 1:53:15 PM
Attachments: [RUN Legal Starting Point for Regulation STRs 5.25.2020.pdf](#)
[2020 05 13 Memorandum to RUN from Bricklin and Newman LLP.pdf](#)

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Dear County Officials,

Earlier this month, Residents United for Neighbors - Chelan County (RUN) sent you a legal memorandum from the law firm of Bricklin & Newland addressing two questions which we consider fundamental to your review of regulations of Short Term Rentals (STR's):

- 1) Are STR's currently legal in residential areas? No.**
- 2) Can STR's be regulated and even prohibited, including existing ones, without it being a taking or otherwise violating due process? Yes**

After issuing this memorandum, we have received some feedback suggesting that the first question is no longer relevant. If the commissioners are going to change the current law anyway, the argument goes, what difference does it make what the current law provides?

We believe that the first question, are STR's currently legal in residential areas, is not only fundamental to your review, it should be the starting point for any discussion about changing the law. The current law reflects important policy choices that should not be cast aside lightly. Also, it is the basis for judging reasonable expectations of all property owners, residents as well as STR investors. We have attached a memorandum explaining our views regarding the importance of this first question and, for reference, a copy of the original Bricklin & Newland memorandum.

Fortunately, even for those officials who want to provide some financial benefit to investors in illegal absentee-owner STR's, there is a solution. First, those owners can still earn income on their properties by renting to actual residents. If that is not deemed sufficient, Chelan County can follow the example of other jurisdictions which prohibited nightly rentals but allowed owners of existing nightly rental properties a limited sunset period, such as a few years, in which they can continue their short-term rentals. As explained in second portion of the Bricklin & Newland memo, neither of these actions would result in a valid "takings" claim from STR investors.

Thank you for your consideration of these materials.

From the Steering Committee of Residents United for Neighbors - Chelan County

Sent by: Bruce Williams
8050 East Leavenworth Road
Leavenworth WA 98826
bwseattle@gmail.com

509.888.1935

From: [Tim Du Val](#)
To: [CDPlanning](#)
Subject: [CD Planning]Fwd: Short Term Rentals
Date: Tuesday, May 26, 2020 8:07:33 AM

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

>
> Dear Chelan County Planning Commissioners ,
> We have been renting out our home near Leavenworth for over 10 years through Destination Leavenworth .
Throughout this time we have been fortunate that Destination Leavenworth have obtained many rentals , and their screening process of renters has resulted in no complaints from any of our neighbours whatsoever.
> The Proceeds of the rentals have , by enlarge been reinvested into the property and have become an asset to the area . Providing such improved accommodation and facilities have encouraged more visitors to the area which , in turn , has helped the local businesses increase their businesses and services .
> Should your proposed new restrictions be enacted we would have to curtail our rentals and thus cease using the services of our CHELAN COUNTY PROVIDERS . These include
>
> Landscaping Service - weekly
> Hot Tub maintenance service - weekly
> Cleaning Service - Twice per week
> Laundry Service — Twice per week
> Snow Removal Service - seasonal
> Plumbing Service - winterizing - Seasonal
> Propane Service - Monthly
>
> We beseech you not to enact your proposed restrictions on the Short Term Rentals in Chelan County as it will , almost certainly ,result in a downturn in the local economy upon which we all (including Chelan County Tax revenues) now reap the benefit .
>
> Yours Faithfully,
> Timothy Du Val
>
> PS - please feel free to call me anytime . 917-733-6633
>
>
>
>
>
>
>
> Sent from my iPad

From: [Kathy Blum](#)
To: [Jim Brown](#); [CD Director](#); [CDPlanning](#)
Cc: [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Manson Community Council Support For Short Term Vacation Rental Regulations
Date: Tuesday, May 26, 2020 11:00:32 AM
Attachments: [STR Letter 2 to CCCD 2020 work.pdf](#)
[ATT00001.txt](#)

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All

The Manson Community Council (MCC) is established to represent the people of the Manson Community, including the Manson UGA. We support the regulation of Short Term Vacation Rentals. Attached is our position. Please contact Kari Sorenson or Kathy Blum (blueberrykari@gmail.com, KathleenB.MCC@gmail.com) if you have any questions.

We look forward to participating and being included in the process as you move forward.

Sincerely,

Kathy Blum
MCC Vice Chair

From: [Rusty Gibbs](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Doug England](#); [Bob Bugert](#)
Subject: [CD Planning]Nightly rental concern
Date: Monday, May 25, 2020 2:38:17 PM

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

Hi,

I prefer the middle path and I urge you to do the same. I can support some regulations with better enforcement, but not a harsh policy that creates negative repercussions.

I was born and raised in Leavenworth and my family is supported by our rental house that sleeps 18 people.

- I don't mind regulations
- I wouldn't mind a new permit fee to help cover enforcement expenses.
- I don't like hearing issues about noise and parking effecting residents and I think that should be addressed and enforced.
- I do like the tax revenues that STR's generate.

I do not like the idea of limiting STR's to 10 guests. I think that is biased and unfair and it leaves no where for large families to gather and vacation.

I am a reasonable person and maybe I would change my mind if someone told me the reason or purpose of limiting it to 10 people. Our house has seven bedrooms, 4 bathrooms, two full kitchens, two large living rooms, off-street parking for 10+ cars, over an acre of land, and absolutely zero concerns from neighbors. The neighbors appreciate how quiet our guests are and they are happy for us to be earning a living. If you read our reviews you'll hear that the house "never felt crowded" "there is room for even more people" because it's such a large house.

I could understand it if it were a smaller house and people were packed in. I can see how that could create noise, parking, and septic issues.

We have a strict "no parties or events" policy and quite hours in place managed by Love Leavenworth and everything has been wonderful.

Maybe you have gotten stories about managers that aren't able to "manage" their guest and maybe that has created problems with neighbors? As a local, I am very sensitive and empathetic to that.

If that is the case I ask you to please consider enforcing the issues rather than a blanket policy that restricts large families from being able to vacation in Chelan County.

Thanks for listening, and thank you for for all that you do.

Rusty Gibbs
509 421-1018

From: [la](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Subject: [CD Planning]No new STR Code!
Date: Monday, May 25, 2020 2:36:28 PM

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

Hello-

My wife and I currently operate a short term rental in the Lake Wenatchee area.

It is a one bedroom enclosed with its own bath, while there is a king bed in the loft.

We accommodate a maximum of 4 adults, one child, and two well trained dogs.

We are on a one acre parcel, it is quiet, and we get along well with all of the neighbors, both permanent and part time.

It has taken us seven years to break even.

The last two years we have broken even-the rental pays the mortgage, utilities, taxes, and maintenance.

There are not vast sums of money going into our pockets.

We...break...even.

Our rental helps support many local businesses in the Plain/Leavenworth/Wenatchee area.

Our guest book is full of stories from guests that spoke of restaurants, wineries, things to do, and places to go.

Since we are only 20 minutes to Stevens Pass we rent frequently during ski season.

During the summer Lake Wenatchee is a huge draw.

The rental helps support local vendors for fireplace repair, electrical, plumbing, hot tub, and landscaping.

We help provide a more cost effective approach to accommodations than most of the hotels in town dollar for dollar.

Seems to us that a \$500/year permit fee is nothing short of extortion and being unfairly and punitively taxed.

What does that \$500 buy?

An inspection department filled to the brim with bureaucracy?

If there are noise complaints why not focus on the offender(s) via the unit owner or a direct phone line that could do a lot to rectify the situation in a short amount of time?

There are existing codes on the books, they just need to be enforced.

Seems with this pandemic Chelan County is going to need every penny of tourist revenue.

Shouldn't the commissioners be focused on how to create jobs?

Advertise to bring people back to this area?

Devise a strategy how to get a depressed economy back on track in as short a time as possible rather than dedicating an inordinate amount of time dealing with issues I would say are definitely back burner issues.

Thank you.

From: [Brook L. Nunn](#)
To: [CDPlanning](#); [+kevin.overbay@co.chelan.wa.us](#); [+bob.bugert@co.chelan.wa.us](#); [+doug.england@co.chelan.wa.us](#); [+info@straccwa.org](#)
Subject: [CD Planning]No new STR Code!
Date: Monday, May 25, 2020 11:56:05 AM

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

Dear Chelan,

Our family has been renting vacation homes in the Chelan County for 6 years. Often we rent for 1-2 weeks at a time twice a year and then we return to Chelan, specifically Plain or Leavenworth area, 5-8 weekends in the year. Because Chelan area has so much to offer year-round we have chosen a lifestyle that does not include taking planes anywhere- in order to do our part to reduce climate change and air pollution. We count on Chelan being a great place to rent homes.

We do not stay in hotels, so reducing access to rental homes will negatively affect us and thousands of other tourists that plan to visit your area. Our yearly family reunions count on going to Chelan vacation rentals.

If this new policy is changed, we will have to move all of our business elsewhere. We hate to watch the economy of such a Washington state treasure fall apart because there are a few uptight neighbors.

Please, think of the business in Chelan and the tourists that love and respect your towns.

-Brook Holcombe

From: [Angela Sucich](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: info@straccwa.org
Subject: [CD Planning]Not time for new STR regulations
Date: Monday, May 25, 2020 6:16:57 PM

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

Dear Board of Commissioners and Planning Commission,

It's come to my attention that you are planning 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 to host more than the 10 guests your 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 your 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 in 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 personally support this enforcement, and I believe funds from our current taxes should be put toward it.

My husband and I are also two months 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: [Snowgrass Lodge](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: [STRACC Board](#); [Daniel Eby](#); [Mike Beverick](#)
Subject: [CD Planning]Now is Not the Time for New STR Regulations!
Date: Monday, May 25, 2020 8:38:58 PM
Attachments: [Biz card.png](#)

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

Dear Board of Commissioners and Planning Commission:

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

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

2) Occupancy Limits. The arbitrary occupancy limits being considered are manifestly unjust to large lodge businesses like ours. Three and a half years ago, my wife and I purchased a \$2M dollar, 7-bedroom lodge property that can safely and comfortably accommodate up to 16 people on 4.5 acres of land. We have planned on this investment for our livelihood as we are expecting a new daughter this July. The proposed occupancy limits would cripple our business and endanger our future financial stability. Large lodges like ours, which have had zero noise and parking complaints, should at the very least be grandfathered in. These new regulations would inevitably decrease our property resale value and, according to our attorneys, constitute "an illegal government taking" of our investment. I would support STRACC in a lawsuit on this basis.

3) Enforce Existing Nuisance Codes. Please enforce the existing Chelan County nuisance codes before creating new ones that don't directly address community complaints and that realistically may be never be enforced. I can perhaps understand some concerns about STRs in downtown areas where parking is limited. However, there are already county codes in place to address that and other issues. It is unfair to lump rural homes being used as STRs together with a more sensitive segment located in denser areas. Please, once and for all, focus on enforcing noise, parking and garbage codes as they exist; don't add another layer of unnecessary permitting. Moreover, I am concerned about the notion of permitting in general and the process by which the proposed permits could be revoked, which may well infringe on our property rights. I'm also concerned about what other budgetary considerations may be behind this push for permitting, and whether our tax dollars are being appropriately managed.

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

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

Sincerely,
Hernan Savastano



From: [Whitney Curry](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: [STRACC Board](#); [Will Curry](#)
Subject: [CD Planning]Predatory & unjust STR policies -
Date: Monday, May 25, 2020 11:12:35 AM

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

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

Please:

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

Thanks.

Whitney & Will Curry

--

Whitney Curry
whitneycurry@gmail.com



From: [jamie.shamseldin](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Proposed Short-Term Rental Regulations
Date: Monday, May 25, 2020 6:28:06 PM

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

Dear Chelan County Planning Commissioners:

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

In addition, holding these proceedings via private Zoom meetings limits the number of people who can participate. It is not a fair, equitable, and transparent proceeding. Equal access is a right, and is currently impossible. Please base your decisions on facts and community-wide input. Not on appeasing special-interests.

Also, please consider that Chelan County is a tourist destination upon which local businesses depend in order to stay solvent. With the effects of COVID-19 on small businesses, now is not the time for Chelan County to lower discourage tourism or harm its hard-working citizens in favor of large hotel chains.

Thank you for your consideration.
Jamie Shamseldin

From: [Barb Knapp](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: denniselwoodknapp@gmail.com
Subject: [CD Planning] Purposed regulations on STR's
Date: Tuesday, May 26, 2020 9:54:36 AM

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

Greetings,

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

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

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

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

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

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

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

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

From: [Kimberly McRoberts](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Doug England](#); [STRACC Board](#); [Bob Bugert](#)
Cc: [STRACC Board](#)
Subject: [CD Planning]Re: Short Term Rentals
Date: Monday, May 25, 2020 1:03:41 PM

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

Kimberly McRoberts
Check out Acorn Studio on Airbnb for your next visit to Leavenworth!
<https://abnb.me/jFZSOiAYTW>

On May 25, 2020, at 1:02 PM, Kimberly McRoberts
<kamcroberts02@gmail.com> wrote:

Commissioners,

Please stop wasting our time and money with your constant attack on short term rentals in Chelan county. Simply start enforcing the existing rules, gather the new data, then see where we stand on this issue. It is unfair to make changes when you have failed to fulfill your obligation to ensure that the existing rules are followed. If you are having funding issues, then be fiscally responsible with your current spending and leave short term rentals alone. You are creating a financial hardship for local businesses and treading on the rights of property owners!

Kimberly McRoberts

From: [Rose Ann McRoberts](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Cc: info@straccwa.org
Subject: [CD Planning]Response to STR Rental Regulations
Date: Monday, May 25, 2020 4:19:08 PM

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

I understand that the Chelan County Commissioners are going forward with plans to push through STR regulations. At this time with almost everyone in lock down, those who need to have input on those regulations are not able to attend meetings and make our voices heard. It is unconscionable that the commission is using this terrible situation to further their own agendas on short term rentals. We as tax payers in Chelan County have a right to have our voices heard on this matter.

I am sure that you have been made aware of the many arguments in favor of Short Term Rentals. I will just reiterate one point that should impact any decisions on this matter and that is the negative financial impact that more restrictive regulations will have on our county. At a time when this county is in dire financial straits, why would you cut off a substantial source of income.

I live in this county and so I am well aware of the negatives as well as the positive impact of the tourism industry. I will just remind you that our Leavenworth area was about to go “belly up” before the citizens of this city brought in the tourism industry. Issues such as crowded holidays and lack of affordable housing for the residents of our cities are issues that need to be dealt with and can be addressed with innovative measures other than destroying the industry that is crucial to our area. Short term rentals fulfill a need not addressed by hotels and motels, and the growth of the number of places providing this service is a proof of this need. It also provides the means for many people to purchase homes in our area that they would otherwise not be able to afford. This means that our properties keep their value and the county has good revenue from real estate taxes. Without this revenue, we would be in much worse financial situation.

I have never had one complaint on my short term rental. In fact my neighbors have rented my place at times when they need additional places to stay for their families and friends. I believe that anyone with a short term rental can do the same, by evaluating the prospective renters, making sure they publish the rules ahead of time and keep aware of what is going on with their property. It is not beyond anyone’s capability to do this.

One thing that I have learned from this Covid 19 situation is that government cannot legislate equality and fairness for everyone. Whatever you do, you will not please every faction no matter how much you study the matter, look at the data and discuss the various options. Why would you want to add more regulations when there are rules to govern these rentals and the problem is that they are simply not being followed? Enforcement of existing rules may be a better alternative than adding more regulations. A better solution might be to try to work with the associations and owners who have a stake in seeing that the short term rentals succeed.

I know that the commission is working very hard in trying to solve this issue and I applaud your efforts. But don’t fall into the “government’s solution” of more regulations. Look at what that has done in the current situation of the pandemic.

Rose Ann McRoberts

From: [Zelda Holgate](#)
To: [CDPlanning](#)
Cc: [Doug England](#); [Kevin Overbay](#); [Bob Bugert](#); [CD Director](#); [Deanna Walter](#)
Subject: [CD Planning]Short term rental draft code
Date: Tuesday, May 26, 2020 7:17:05 AM

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

Dear Members of the Chelan County Planning Commission,

I want to thank you for the time, energy and effort you have expended on the proposed short term rental code not only this year but last year too.

I want to thank Ryan Kelso for going before the BOCC and requesting and recommending that these proceedings slow down and that the hearing be conducted when it can be done in person and not via Zoom. Doug England thoroughly shut him down but I am hoping our voices will be heard and you will insist on a public meeting in person. The commissioners are acting as if this is a done deal. I am frustrated that they are not listening to you and to all the public comment. Last year those comments against additional code and permitting were 62%. That is a significant number that should not be ignored.

I want to thank Carl Blum for again seeing the need for a vision and/or goal with what you are trying to do with this code. He ended last year with saying a vision was the first thing that needed to be done and that the stake holders needed to be involved in the process. He didn't get his vision and no stake holders have been invited into the process.

I am not sure what the goal of the code is but I do know it will not work. Adding more code, more inspections (do they even have the time, man power and ability to do this?) will not solve the problem because the enforcement piece will be missing as it has been for years. If the current code on the books had been enforced we would not have disgruntled neighbors. I would not be frustrated with my neighbor who has 9 broken down cars in his yard and the other neighbor who plays music so loud my house shakes and who has fires in August that scare me to death!! I am curious, how many health issues and fire issues have come from vacation rentals? Our success is based on reviews and repeat business. If you don't provide fire safety and if you have an inadequate septic system guests will tell you and tell a 100 people. The increased code and inspections will be a nightmare for the County logistically and with enforcement.

As an STR manager the permitting scares me and that is why I am fighting so hard to stop the permitting. Once you force a permit on us you can add lots more to the code, disgruntled neighbors have the ability to shut me down, and the County can come in to my homes. This is a violation of my property rights. Non-transferring of a permit makes my business that I have owned for 12 years worthless. A onetime transfer isn't the answer. No permit is the answer.

I don't know how you handle the density issue in neighborhoods. That is where the issue is and that is the piece that needs to be figured out. If you had invited stake holders into the conversation maybe we could have come up with a solution that works for all.

In summary, I am against any additional code not currently on the books, I am against

permitting and I am against the stated density plan.

Thank you again for your time.

Sincerely,

Zelda Holgate

Natapoc Lodging

www.natapoc.com

info@natapoc.com

509-763-3313

888-NATAPOC(888-628-2762)



From: [Jordan Brown](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [info@straccwa.org](#)
Subject: [CD Planning]Short Term Rental New Regulations
Date: Monday, May 25, 2020 1:37:25 PM

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

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

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

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

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

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

We are owner occupied. Myself or my wife is on site for the duration of every overnight rental. We have hosted more than 100 guests and never had any negative impact on our home, lives or those of our neighbors. We opened our STR in response to rising property tax increases and to afford to send our children to college.

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

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

Jordan Brown

Jordan Brown
509 679 1123

From: [Eli G](#)
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rental policy changes
Date: Monday, May 25, 2020 12:54:18 PM

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

I am a tax-paying property owner in Chelan County, and I am watching in dismay as the Chelan County Commissioner's office continues an attempt to push through new short term rental regulations with little public input, and without a fair hearing of the facts. This process smells of special-interest corruption, and must be corrected and managed with integrity going forward.

This process must be delayed. Holding these proceedings via private Zoom meetings limits the number of people who can participate. It is not a fair, equitable, and transparent proceeding. Equal access is a right, and is currently impossible.

Enforce the current codes. Enforce existing Chelan County codes that address noise, garbage, and parking issues before adding new regulations. Sheriff Burnett has stated that STRs cause fewer problems than hotels and long-term rentals.

Please base your decisions on facts and community-wide input. Not on appeasing special-interests.

--

~ Eli Grassley

From: [Gabe Sartin](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Short Term Rental Regulations
Date: Monday, May 25, 2020 11:17:01 AM

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

Dear Chelan Planning commission,

I am writing concerning the proposed [short term rental regulation package](#) for discussion at this weeks planning meeting. I am the owner of a cabin in the Lake Wenatchee area that I use for my own use and as a short term rental. The property is at 3009 Memory Lane. Before my purchase, the cabin was in disrepair to such a degree that the neighbors referred to it as "The Mushroom House" due to the amount of fungus growing in it (while occupied full time by a good local resident). Once a significant renovation took place, I purchased it for the express purpose of using as a vacation home and as a short term rental when not using it. I feel like that without the promise of short term rental revenue, such an extensive renovation would not have taken place and the house would continue to sit in dis-repair (neither generating significant tax revenue for the county, nor serving as "affordable housing").

I appreciate the work that has been done thus far in the areas of defining the goals of the regulation. I personally fail to see how the regulations that are being proposed address the specific concerns listed in the goal statement beyond existing laws, but will be tuned in to the Zoom meeting on Wednesday to partake in the conversation. I do have a few specific areas of concern i would like to see addressed:

1 - Cap/lottery for STRs - It seems that the cap on STR and percentage of houses that can be STRs is arbitrary. In areas such as lake Wenatchee, there are very few full time residents and this cap seems overly burdensome. I would like to see some more careful thought on areas where the cap make sense (true residential areas), vs areas that are already engrained in the community fabric as short term rentals and vacation properties. The area where my cabin is has never been local housing stock intended to be affordable housing. It has always been a neighborhood of vacation properties, so allowing short term rentals in them has not and will not create an affordable hosing crisis. If anything we should ban full time residents in our vacation property neighborhoods so we can better use them for our vacations (joking of course, but seems so silly doesn't it, when one reframes the outrage in a similarly arbitrary framework?).

2 - Requirement for land line telephone - This stinks of localtel buying off local officials. Don't be so obvious. There is a public safety need for communication, but I feel like a requirement of a landline telephone is overly prescriptive and puts an undue financial burden on STR rental owners. A simple requirement stating that "provisions for emergency communication shall be established" should be sufficient. As an aside, if the county is so concerned about public safety and the ability to communicate in emergencies, the county should do something about expanding fiber to all of our neighborhoods rather than imposing silly regulations to purchase ancient technology.

3 - License Fee - This again seems arbitrary. Why can't we tap into the tax revenue being generated by the STR to fund inspection and enforcement activities (if it isn't enough, raise it)? There is a tax pool being generated by the fact that the STR exists and is being used. What

is that tax revenue being used for? Every time my place is rented, tax money goes into the county coffers. Shouldn't we be using some of that tax money to enforce any regulations regulated to the operation of the STR? I'm fine paying my part (and do by paying property taxes and making sure taxes are collected on lodging in my place), but an arbitrary fee for licensing does not align with the varied nature of operating a short term rental.

4 - I agree with limitations on places for keeping their septic systems in order and reduce excess garbage. It seems like this is something that should apply to all residences though, and not single out STRs. Take a trip around the Ponderosa Community in Plain and note how many people have trailers hooked up to their septic systems that are permitted for 1 bedroom. Check out the piles of garbage in many places that are occupied by full term residents. I feel like some of the scorn put on STRs is misplaced, and we should just be enforcing general health codes for septic use and excess garbage. This does not seem to be something that should be limited to short term rentals. There should be a general county ordinance that requires you to not overuse your septic system and have your trash collected, and there be blanket enforcement of that, rather than a carve out regulation on STRs.

I pride myself on being part of the Leavenworth/Plain/Lake Wenatchee community. I keep my property looking nice and in working order, provide money to the local economy, spend time in the community, and try to do my part by using local businesses to manage and maintain my property. I am the owner of a short term rental, but also a member of this community. These regulations make me feel like not part of the community, but some pariah that is preying on locals. I am glad that we have transitioned to Zoom meetings so that I have a chance to be part of the process. I hope we can find a better way to come together as a community and address our concerns together, rather than letting some loud NIMBY (not in my back yard) minority voices dominate our community in a negative manner.

Thank you,
Gabe Sartin

From: [Kimberly McRoberts](#)
To: [CDPlanning](#); [Kevin Overbay](#); bob.burgert@co.chelan.wa; [Doug England](#)
Cc: [STRACC Board](#)
Subject: [CD Planning]Short Term Rentals
Date: Monday, May 25, 2020 1:02:12 PM

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

Commissioners,

Please stop wasting our time and money with your constant attack on short term rentals in Chelan county. Simply start enforcing the existing rules, gather the new data, then see where we stand on this issue. It is unfair to make changes when you have failed to fulfill your obligation to ensure that the existing rules are followed. If you are having funding issues, then be fiscally responsible with your current spending and leave short term rentals alone. You are creating a financial hardship for local businesses and treading on the rights of property owners!

Kimberly McRoberts

From: [Shannon Rome](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Statement against new short term rental regulations
Date: Monday, May 25, 2020 10:51:44 AM

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

To Chelan County Commissioners;

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 and 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?

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 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

Ph 425-985-6455

Fax 425-497-1839

Sent from my iPro

From: [Susan Butruille](#)
To: [CDPlanning](#)
Subject: [CD Planning]STRs comment
Date: Saturday, May 23, 2020 2:37:18 PM

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

To the Chelan County Planning Commissioners:

We live in a Chelan County residential area adjacent to the City of Leavenworth. We long have known that Leavenworth has no housing shortage. Leavenworth has an affordable housing. The current pandemic and accompanying economic has only exacerbated the housing crisis, especially in tourist areas such as ours. We all know that we will not return to "normal." Many aspects of our economy and ways of living will, of necessity, change. Now, then, is the time to address the short-term housing situation that has taken over much of the economy of Leavenworth. Now is the time, while respecting rights of ownership, to bring into balance needs of both the local economy and for residential housing. We do not want to be a community of STRs. The fact that there now are more than 1,300 STRs in unincorporated Chelan County points out the need for attention to and control of the explosion of absentee-owner STRs.

We strongly support the positions of Residents United for Neighbors, namely that since short-term rentals in the county's residential areas are not allowed according to zoning code, STRs must be controlled and regulated. We support collaborative efforts to bring into balance Leavenworth's economy with the needs for community cohesion and affordable housing.

Sincerely,

Susan and John Butruille
12150 Titus Place, PO Box 385
Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#); [Lisa Grueter](#)
Subject: FW: [CD Planning]40/50 listings marketed as STR's
Date: Tuesday, May 26, 2020 8:59:33 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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

deanna.walterCD@co.chelan.wa.us



From: pat thirlby <patthirlby@gmail.com>

Sent: Tuesday, May 26, 2020 8:45 AM

To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>

Subject: [CD Planning]40/50 listings marketed as STR's

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

Dear Chelan County Commissioners and Officials,

There are 72 house or condo real estate listings currently in the 98826 zipcode. 50 are in areas where STR's are being 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.

A MORATORIUM IS NEEDED NOW until restrictions and enforcement are in place. Our neighborhoods, the environment and our quality of are being devastated.

In your planning, please do not make businesses in residential areas more important than your residents.

Thank you,

Pat Thirlby

From: [CD Director](#)
To: [Lisa Grueter](#); [RJ Lott](#)
Subject: FW: [CD Planning]Follow up regarding STR's in Residential Neighborhoods
Date: Tuesday, May 26, 2020 7:55:53 AM
Attachments: [RUN Legal Starting Point for Regulation STRs 5.25.2020.pdf](#)
[2020 05 13 Memorandum to RUN from Bricklin and Newman LLP.pdf](#)
[image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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

deanna.walterCD@co.chelan.wa.us



From: Bruce Williams <bwseattle@gmail.com>

Sent: Monday, May 25, 2020 1:51 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>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Prosecuting Attorney <Prosecuting.Attorney@CO.CHELAN.WA.US>

Cc: Barbara Rossing <BRossing@lstc.edu>; George Wilson <gwwilson@nwi.net>; Bob Fallon <bobfallon@gmail.com>; Greg Mary Steeber <gmsteeber@gmail.com>; Kirvil Skinnarland <kirvil@comcast.net>; Mara Bohman <mbohman@aol.com>; Tracie Smith <tsmith@sleepinglady.com>; Jerry Jennings <rjjennings@nwi.net>; pat thirlby <patthirlby@gmail.com>; Stan Winters (winterss1@mac.com) <winterss1@mac.com>

Subject: [CD Planning]Follow up regarding STR's in Residential Neighborhoods

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

Dear County Officials,

Earlier this month, Residents United for Neighbors - Chelan County (RUN) sent you a legal memorandum from the law firm of Bricklin & Newland addressing two questions which we consider fundamental to your review of regulations of Short Term Rentals (STR's):

- 1) Are STR's currently legal in residential areas? No.**
- 2) Can STR's be regulated and even prohibited, including existing ones, without it being**

a taking or otherwise violating due process? Yes

After issuing this memorandum, we have received some feedback suggesting that the first question is no longer relevant. If the commissioners are going to change the current law anyway, the argument goes, what difference does it make what the current law provides?

We believe that the first question, are STR's currently legal in residential areas, is not only fundamental to your review, it should be the starting point for any discussion about changing the law. The current law reflects important policy choices that should not be cast aside lightly. Also, it is the basis for judging reasonable expectations of all property owners, residents as well as STR investors. We have attached a memorandum explaining our views regarding the importance of this first question and, for reference, a copy of the original Bricklin & Newland memorandum.

Fortunately, even for those officials who want to provide some financial benefit to investors in illegal absentee-owner STR's, there is a solution. First, those owners can still earn income on their properties by renting to actual residents. If that is not deemed sufficient, Chelan County can follow the example of other jurisdictions which prohibited nightly rentals but allowed owners of existing nightly rental properties a limited sunset period, such as a few years, in which they can continue their short-term rentals. As explained in second portion of the Bricklin & Newland memo, neither of these actions would result in a valid "takings" claim from STR investors.

Thank you for your consideration of these materials.

From the Steering Committee of Residents United for Neighbors - Chelan County

Sent by: Bruce Williams
8050 East Leavenworth Road
Leavenworth WA 98826
bwseattle@gmail.com
509.888.1935

From: [CD Director](#)
To: [Lisa Grueter](#); [RJ Lott](#); [Jim Brown](#)
Subject: FW: [CD Planning]Short term rental draft code
Date: Tuesday, May 26, 2020 7:56:36 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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

deanna.walterCD@co.chelan.wa.us



From: Zelda Holgate <zeldascott123@gmail.com>
Sent: Tuesday, May 26, 2020 7:16 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Cc: Doug England <Doug.England@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>; Deanna Walter <Deanna.Walter@CO.CHELAN.WA.US>
Subject: [CD Planning]Short term rental draft code

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

Dear Members of the Chelan County Planning Commission,

I want to thank you for the time, energy and effort you have expended on the proposed short term rental code not only this year but last year too.

I want to thank Ryan Kelso for going before the BOCC and requesting and recommending that these proceedings slow down and that the hearing be conducted when it can be done in person and not via Zoom. Doug England thoroughly shut him down but I am hoping our voices will be heard and you will insist on a public meeting in person. The commissioners are acting as if this is a done deal. I am frustrated that they are not listening to you and to all the public comment. Last year those comments against additional code and permitting were 62%. That is a significant number that should not be ignored.

I want to thank Carl Blum for again seeing the need for a vision and/or goal with what you are trying to do with this code. He ended last year with saying a vision was the first thing that needed to be done and that the stake holders needed to be involved in the process. He didn't get his vision and no stake holders have been invited into the process.

I am not sure what the goal of the code is but I do know it will not work. Adding more code, more inspections (do they even have the time, man power and ability to do this?) will not solve the problem because the enforcement piece will be missing as it has been for years. If the current code on the books had been enforced we would not have disgruntled neighbors. I would not be frustrated with my neighbor who has 9 broken down cars in his yard and the other neighbor who plays music so loud my house shakes and who has fires in August that scare me to death!! I am curious, how many health issues and fire issues have come from vacation rentals? Our success is based on reviews and repeat business. If you don't provide fire safety and if you have an inadequate septic system guests will tell you and tell a 100 people. The increased code and inspections will be a nightmare for the County logistically and with enforcement.

As an STR manager the permitting scares me and that is why I am fighting so hard to stop the permitting. Once you force a permit on us you can add lots more to the code, disgruntled neighbors have the ability to shut me down, and the County can come in to my homes. This is a violation of my property rights. Non- transferring of a permit makes my business that I have owned for 12 years worthless. A onetime transfer isn't the answer. No permit is the answer.

I don't know how you handle the density issue in neighborhoods. That is where the issue is and that is the piece that needs to be figured out. If you had invited stake holders into the conversation maybe we could have come up with a solution that works for all.

In summary, I am against any additional code not currently on the books, I am against permitting and I am against the stated density plan.

Thank you again for your time.

Sincerely,

Zelda Holgate

Natapoc Lodging

www.natapoc.com

info@natapoc.com

509-763-3313

888-NATAPOC(888-628-2762)



From: [Kevin Overbay](#)
To: [Tim Du Val](#)
Cc: [RJ Lott](#)
Subject: RE: Short Term Rentals
Date: Tuesday, May 26, 2020 8:25:07 AM

Mr. Du Val, thank you for your email and sharing your story with me. Your comments will be included as part of the record and be considered as we move forward in the process.

Stay well,
Kevin

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

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

From: Tim Du Val <tdv@dvenyc.com>
Sent: Tuesday, May 26, 2020 8:09 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Fwd: Short Term Rentals

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

> Dear Chelan County Planning Commissioner Overbay, We have been
> renting out our home near Leavenworth for over 10 years through Destination Leavenworth . Throughout this time
we have been fortunate that Destination Leavenworth have obtained many rentals , and their screening process of
renters has resulted in no complaints from any of our neighbours whatsoever.
> The Proceeds of the rentals have , by enlarge been reinvested into the property and have become an asset to the
area . Providing such improved accommodation and facilities have encouraged more visitors to the area which , in
turn , has helped the local businesses increase their businesses and services .
> Should your proposed new restrictions be enacted we would have to
> curtail our rentals and thus cease using the services of our CHELAN
> COUNTY PROVIDERS . These include
>
> Landscaping Service - weekly
> Hot Tub maintenance service - weekly
> Cleaning Service - Twice per week
> Laundry Service — Twice per week
> Snow Removal Service - seasonal
> Plumbing Service - winterizing - Seasonal Propane Service - Monthly
>
> We beseech you not to enact your proposed restrictions on the Short Term Rentals in Chelan County as it will ,
almost certainly ,result in a downturn in the local economy upon which we all (including Chelan County Tax
revenues) now reap the benefit .
>
> Yours Faithfully,
> Timothy Du Val
>
> PS - please feel free to call me anytime . 917-733-6633
>
>
>

>

>

>

> Sent from my iPad