From: Jen Beaulieu
To: CD STRComment
Subject: STR comment 9/4
Date: Friday, September 4, 2020 11:36:00 AM

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My family purchased undeveloped land in the Leavenworth zip code in 2017. We designed and built a family vacation/retirement home on our 1/3 acre RW lot in 2018/2019. We specifically chose to build in Leavenworth because of it's abundant recreational opportunities, thriving tourism, and high demand for short term vacation rentals.
We designed our home and based our budget on the ability to subsidize the high cost of ownership (1% property tax, dues, expensive building costs, insurance in a high fire danger area) with occasionally renting out our home as a STR.
I am in full support of increased and efficient enforcement of noise nuisance issues, dangerous parking in roads, environmental and health hazards from failed and over burdened septic systems, visible accumulated piles of trash and junk on properties, dangerous and unhealthy outdoor burning of trash and not obeying burn bans, animal/dog neglect leading to tresspassing and dog attacks, all of which occur regularly in residential neighborhoods.
While some of these problematic issues are at times created by STR residents, they are more often and more severely caused by long term tenants, part time and full time residents, and property owners.
Chelan County should not discriminate in it's enforcement of violations which negatively impact people's health, safety and quality of life. Regardless if the violator is a Chelan County resident for two nights, two months or two decades, they should all equally be held accountable for their actions and behavior. The only ethical and efficient method to enforce these violations is a monetary fine system, with the ticket written out to the violator. All tickets should be public record, which can be accessed by property owners who rent out their homes, inorder to avoid renting to people with violations. This system will eventually lead to violators not being able to find lodging anywhere within Chelan County and it will encourage long term residents to be better neighbors.
STRs did not create the affordable housing crisis that has flourished across our state and country. My land was available for anyone to purchase and develop if they chose to do so. My family worked very hard, spending hundreds upon hundreds of hours physically building our home and investing much of our savings. There is not a shortage of housing. There is a shortage of people willing to work hard for their housing.
Sunsetting 3/4 of the STRs in Chelan County is not an ethical way to attempt to create affordable housing. A majority of the homes would not qualify as affordable. Many were designed, permitted and built as vacation and second homes, not long term primary residences.
If Chelan County is genuinely interested in creating affordable housing, they should allow and encourage subdivision of the thousands of uninhabited acres that are not currently allocated for housing and subsidize the building of homes, rather than attempting to force existing homeowners into foreclosure.
STRs that provide lodging for families and small groups while they enjoy all the splendor of Chelan County are 100% compatible with other forms of uses that are allowed in residential neighborhoods. The claim by a few residents that STRs are not compatible with residential neighborhoods are based on an antiquated vision of what they think is an ideal neighborhood.
I highly encourage Chelan commissioners to govern in an ethical and legal manner, by not sunsetting current STRs, and not putting a growth cap on the creation and conversion of future

STRs. Home owners should have the right to rent out their home in the most compatible method for their personal use and investment.
Thank you for your time,
Jennifer Beaulieu