From: geek@aviaconinc.com
To: CD STRComment
Subject: Chelan County Comprehensive Plan
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The short term rental (STR) situation in Chelan County has gotten out of hand. The principle reason for it appears to be the County's reticence to enforce the statutes already in place. Now we appear to be trying to clean up the mess but with emphasis on trying to make everyone happy. One of life's great lessons is that making everyone happy is impossible.

The statutes in place have been either disregarded or selectively enforced. My wife and I built a home here in Leavenworth and had to submit all the paperwork to insure we were following the law. We had to stipulate that the home we were building was a private residence. We had to identify the number of bedrooms and design things like septic tank systems to accommodate the number of people in residence. The list goes on but I will stick to these two for now. Reason being that many of these STRs were built as 'private' residences. The building permit was filed and approved as such. But when it was done – the owner was nowhere to be seen and the property was listed with VRBO sites immediately. One house near our residence was immediately changed to increase the number of bedrooms, and added a second, small kitchen after the Certificate of Occupancy was issued. A STR off North Road was built as a private residence with three bedrooms. The septic was designed to be sufficient for that level of occupancy. Today it is a STR that consistently has more than 10 people renting it and the septic system consistently overflowing, draining down into the backyard of the neighbor behind it. Calls to the owner (west side resident) and property managers go unanswered. Calls to the County have no impact on the situation.

I realize that many have jumped on the bandwagon of STR investment and see the move to limit STRs as hurtful. I sympathize with them. But I also see those who bent the laws and when exposed to the County, those laws were not enforced. Realizing that going back through the building permits to see how these STRs were built is time consuming and expensive. But so were the houses of those County residents who followed the law and expected to reside in a neighborhood where those laws were enforced. That is not the case here. The number of STRs is out of control.

You can't make everyone happy. But you can own up to the responsibility that those who elected you expect of you. Don't try to make everyone happy. Make everyone live up to the laws you have in place. That makes decisions simple; those that followed the law are good. Those that aren't should not be allowed to operate a STR. In a town where long term rentals are in such short supply, there are alternatives for those homes. Other towns and counties all

over the nation have had to deal with this very same issue. Please learn from them rather than reinventing the wheel.

Thank you,

Gary Phenning
Leavenworth