From:	lesley@envisionmeetings.com
To:	CD STRComment
Cc:	lesley@envisionmeetings.com; Gerry Cutler
Subject:	Chelan County STRs
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Hello…. We have owned our home at 82 Eagle Place, Leavenworth, for over 20 years. We built it as our retirement home, but due to financial changes, we started renting it out for extra income so that we wouldn't lose it. Our financial situation has been further impacted due to COVID-19, so the proposed codes the commission is planning would be financially crippling to us! We've always been responsible, caring owners & neighbors and these codes are completely unwarranted & unfair to those of us who run successful and neighbor-friendly STRs!

It's important to understand that not all STRs are operated the same. The commission is trying to unfairly apply the strictest codes to ALL STRs, w/o any consideration for those of us (I'd say the majority of us) who have a verifiable history of operating well-run STRs, have had no complaints filed against us, are good neighbors, and actually have our neighbors' support. We're not at all opposed to some regulations to protect the town & neighborhood that we, too, love and want to protect. But there has to be some level of compromise... most of us don't have the issues w/ noise, parking, trash, etc. that the commission is citing. Their intense bias against ALL absentee owners is fundamentally unfair. As absentee owners, we're in regular communication with our neighbors who understand ~ and support ~ our STR. In addition to our property management company, we've hired a neighbor as our on-site contact to oversee renters and handle any issues that might come up. He's happy to help and it provides his family with extra income. The proposed regulations only allow on-site managers who live on property, not next door. The commission has already prejudged us and all other absentee owners, and are punishing us for the poor management of a few. **We need enforcement of the reasonable regulations that already exist, which would eliminate all the concerns & issues residents have.**

We also need to look at the economic impact on Leavenworth and Chelan county. There have been no studies on the effects on local businesses… restaurants, shops & wine tasting rooms, etc., not to mention the numerous businesses & local residents who provided cleaning & maintenance services to STRs. They will all suffer greatly from the loss of tourism spending generated by STRs. In addition, all STR bookings are subject to taxes, including a 3% lodging tax which goes directly to the city of Leavenworth. **How can the commission justify these regulations when they don't understand the financial impact to business owners and city/county tax revenue?**

I'd like to encourage the commission and those opposed to ALL STRs not be so short-sighted and strive for a compromise that works for everyone.

Thank you!

Lesley Young Cutler, CMP
425.641.0287