From: Joshua Fletcher
To: CD STRComment
Subject: STR Letter - Leavenworth
Date: Friday, September 4, 2020 12:53:32 PM

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To Whom It May Concern,

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. This nightly rental use was listed on the permit approved by the county. I can not afford this house or sell at the high cost to purpose build if this is not a legally non-conforming STR use. I specifically stated on my permits that this was the intended use and the permit was issued accordingly by the county. Existing STR homes should be grandfathered forever and exempt from new regulations now AND on sale to avoid a taking of property that will surely cost taxpayers millions of dollars. STR owners can not afford to have property taken when we were permitted for this use and our lodging revenue was clearly collected and accepted by the County. This is also not taking from long term resident housing stock as claimed. My house would have never been built if not for STR use. There is plenty of vacant land currently on the market to be built for long term residents. It is not purpose built STR use that is standing in the way of longer term occupancy housing being built. The reality is that the cost of construction is just too high and therefore, the only rental development that makes financial sense is STR. If the county truly wants to make affordable or more housing then they should make denser zoning and/or use the lodging tax collected from us to create this.

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. Furthermore, STR pay more taxes than owner residents or long term renters to help improve the community they belong to. Again, we are getting taxed AS NIGHTLY LODGING without equal representation or preservation of our property rights if regulations are passed greater than the ones already in place when permitted. The current nuisance codes can already address any nuisance if they indeed exist and I agree that it is good to have a registered contact. What is being proposed seems to give more tools to abused STR owners if a neighbor decides to enforce their own personal agenda or preference. I personally have already had a neighbor false report and witnessed on my own security cameras that their claims were false. 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 property rights than this neighbor? Why are there special "rules" for me, I can not file complaints and have their right to long term reside in their own home or rent long term. 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 as it seems a lawsuit is already filed as a result of this hast. Backtracking and trying to cover up basis and missions statements, etc is already clearly documented along with canceling meetings last minute and backroom dealings. The emails and public information will clearly show this but only after it has cost the County much time and resources in a losing effort that we will all pay for as taxpayers.

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

You are more than free to email back or request any other information.

Thank you,

Joshua Fletcher