From: Ryan Harmaning
To: CD STRComment
Subject: STR Restriction Proposals
Date: Friday, September 4, 2020 12:39:52 PM

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Hello,

We are writing in opposition of the proposed regulations of Short Term Rentals (STRs) as currently proposed by the BoCC.

First, if these restrictions remove our right and ability to use our home as a STR, our annual family income is significantly impacted depending on how much we use our home. While not only creating financial instability during these troubling times, this additional income has allowed us to realize the dream of a vacation property in the Leavenworth area - an area we've been visiting for decades. In the last year, we've stayed in our place for close to 90 days, so are well-known and liked by our neighbors and we strongly (and successfully) encourage respectful use by our guests. The reduced income to our family doesn't stop with out bottom line: the income brought by nightly rentals also bless our beloved small businesses like Plain Grocery, Plain Hardware, the Old Mill Cafe, and many others in the area.

Second, while having been on most of the Commissioner's public zoom calls, we have not heard with any clarity how or why the density numbers proposed were settled on, and so have no way of knowing if they are reasonable, nor to what degree they will ameliorate existing concerns. They appear to be guesses (draconian one's at that) which offer no reasonable way to judge their effectiveness over time.

This is not just an issue of lost income to my family and the community, it is also about setting the precedent for ever-increasing governmental control over citizens' use of their private property.

We are not speculators, we are not commercial real-estate developers, we are simply a family who is thankful to be able to enjoy everything Chelan County offers and to be able to extend that to others when we are not using it. We are investing in our future through safely exercising an under-utilized resource which we not only pay taxes for, but continually maintain and improve. We are happy to be here as concerned, and courteous neighbors, eager to improve our community through partnering in enforcing laws *already* in place to address issues on this matter, not in adding a web of government bureaucracy that will cost taxpayers even more to subsidize in perpetuity.

Thank you for your consideration,
- Ryan and Ruth Harmaning