From: Ed Evatt
To: CD STRComment
Subject: Short Term Rentals - Chelan County
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Chelan County Commissioners –

I am writing to voice my opinion, concerns and offer advice on a path forward regarding short term rentals in Chelan County. I hope you see this as constructive, while recognizing the personal impacts on everyday lives within Chelan County.

Imagine coming home after a long day at work, ready to relax at home. Maybe a home you've lived in for many years, maybe a home you purchased for retirement. But you are anxious as you make your way home. Not because of work or the commute or other issues. It is because, you don't know who is going to be 'next door' when you get home. Nope, you don't know. Why? Because the home next door has been turned into a short-term vacation rental. Not an owner occupied home, where your neighbor has the same 'skin in the game' as you - a neighbor who also wants a home for shelter, relaxation, enjoyment. Rather, your 'neighbor' has rented the house next door to vacationers for profit. You find yourself cringing at the idea of another **large** group of partiers, **loud** music, **obnoxious** language, cars parked everywhere, overflowing garbage containers and litter in **your** yard just to name a few. You ask… will they start hitting golf balls into the state park? Will they throw bottles off the deck? ***Will they shoot fireworks into the woods?*** I've witnessed it all, and then some. My recourse? – not much. The owner is absent and the managing company is unable/unwilling to manage all their properties. Sure, I can call the sheriff, but they are already overburdened with too many other responsibilities in an environment where the rule of law is openly ignored.

I recognize that everyone has property rights, and there are those that believe they have the 'right' to rent their property. I am not here to argue about property rights, because I want to enjoy my property rights too - the right to a peaceful, relaxing, safe, enjoyable home. *The rights of others do not trump my rights.* I specifically built a home *away* from the hustle/bustle of a downtown area for all the reasons stated above. But because these issues were not addressed earlier, the situation has gotten so bad that short-term vacation rentals are popping up all over the county, not just in the city limits of Leavenworth, Chelan, and Manson. These remote, small neighborhoods are being overrun by short-term rentals. These are neighborhoods that were never intended or designed for this purpose. The people living in these areas are trying to raise families, they are retirees, and are everyday folks who want/need a good night's sleep and a peaceful place to relax. I am not against people enjoying themselves or going on vacation. I want to do that too. But this has gotten out of hand because strict policies were not put in place to manage/mitigate the impact of short term rentals at the start. And making more rules will not solve the problem. Rules are great for those that follow rules, and where they can be successfully enforced.

I do offer the following:

- Create physical boundaries for 'short term vacation rentals' where there is an ability to effectively manage these properties using private resources – examples include Wapato Point and the Lookout in Chelan. These bounded properties can and are well managed by private admin, security and facilities personnel.
- Create zones where 'short term' vacation rentals are prohibited, which will reestablish neighborhoods to their original intent/design.
- ***Place a moratorium on any new, short term rentals until these issues are fully resolved***. There is a current race to get 'grandfathered' into the vacation rental pool, which is only serving to increase the problem.
- Set rules into motion that will protect future areas now. Do not wait until you have many more areas like Manson, Plain, Leavenworth, and Chelan.
- Incentivize developers to create new areas for the purpose of short term vacation rentals. Investors, commercial entities (Vacasa, Airbnb, etc.), and renters can use these planned communities, which increases availability while minimizing the impact on others.

Respectfully,
Ed Evatt, Jr.