From: Gerry Cutler
To: CD STRComment
Cc: info@straccwa.org
Subject: FW: Comments for the final Public Hearing
Date: Monday, August 10, 2020 2:55:01 PM

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Dear Sir/Madam

I have just reviewed (again) the proposed code changes and am still concerned about the path that is being taken.

Here are a few of my grave concerns:

1. Why are all short term rental owners being penalized, when a relatively small number of "problem" facilities are the ones creating the issues you wish to address? It seems that enforcing the code consistently on them would be much less expensive and much more effective to take care of the problem facilities and owners, than wide-spread new code with significant administrative and enforcement costs. What does the data say about how many of the problem facilities and owners are out there, and the level of positive measures already taken to correct their behavior? In what I heard during the open sessions, folks said they called the Sherriff or others in the County, but frequently, very limited or no actions were ever taken to correct violators' behavior and practices (i.e. on both the property owners and the renters). Those currently renting without problems and complaints should be grandfathered in, and any facility that has challenges that are not quickly resolved could have their permit suspended or even revoked, if repeat offences occur, but consistent, regular enforcement is key.

2. I understand there has been analysis on how many of what tier of facilities are out there and where they all are. But, I still have not seen any analysis (I have been told that none was requested by the Committee?) on the impact the proposed actions will have on County and city revenues (fees up but taxes down), the owners of the facilities who also pay taxes and spend some, if not all of their rental money here, the tourists who will no longer come because they are unable to find economical places to stay, the business owners who will lose business due to that reduction of visitors, and the reduction in tourist supported jobs, which will then drive local unemployment up and potentially result in people having to move to other places to live.

3. We also would like to hear serious consideration for absentee owners having on-site managers to resolve any immediate issues that arise,

rather than automatically rating them lower because the owner is not there. This would be efficient and create local jobs. We are already doing this by paying Vacasa a fee to manage our home, plus paying our next door neighbor for this, and it is working very well.

All this may make housing more affordable for folks who can afford to stay as tourism and jobs are reduced, but some towns may revert back to "those places people drive through to get somewhere", rather than the destinations that they have worked for years to develop.

Thanks
Gerry Cutler
Leavenworth