From: ZayLy Lodge
To: CD STRComment
Cc: STRACC Admin
Subject: Oppose proposed STR codes
Date: Monday, August 10, 2020 4:06:30 PM

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Dear Commissioners,

We understand that you are going to meet tomorrow to discuss potential new STR codes. We oppose the following codes:

1. A 5-year sunset on all non-owner occupied STRs (Tier 2) on lots smaller than 2.5 acres in zones RR2.5, RV, and possibly RW. This code will also put a cap on occupancy at 12.
2. A conditional use permit (CUP) would be required to operate any Tier 3 STR
3. A 3-year sunset on the transfer of STR rights

We built our home in Leavenworth in 2016 because we love the area and wanted a place to share with our family. We have 3 siblings who live in Washington. We built our 4400 square foot home with four Ensuite bedrooms with King sized beds so that each couple would have their own room and bathroom. We have an open light filled large bunk room with 6 twin beds for the kids. There is also a dedicated bathroom for this room. Our house sleeps 14 people very comfortably. We have a total of six bathrooms. Due to our kids busy schedules, we cannot visit our home all the time. We do rent out the home to offset costs and to have additional money to improve the property. We employ local vendors to help us. The vendors ranged from cleaning company, landscapers, hot tub maintenance, snow removal services, plumbers, HVAC company, exterminators, carpenters, fireplace servicers, and other local services. Our renters also contribute to local taxes via their purchases.

Our occupancy rate for 2019 was 29% for the full year. Through our VRBO and Airbnb service, they have paid a total of $8395.50 in occupancy taxes last year. We also paid $ 11,813 in property taxes. We will be forced to sell our home if you implement the new codes. We don't mind selling at a lost since we would lose revenue anyways. This would also bring down property values in the area.

We have always received five stars ratings. We have excellent neighbors and have great relationships with them. Our house rules are very strict. We make sure that renters they sign off on the quiet hours in the rental agreement. They will loose their full deposit for violation of the hours. We depend on our neighbors to look out for our property therefore we always want to keep them happy.

We are writing to ask you to not implement the proposed codes since they will affect our home and many other homes in the area. The country will lose revenue which is very important to your services during these unprecedented times. We have greatly increased the property values in our community and have provided employment opportunities for the community. We are contributors

to this lovely area which helps everyone.

Regards,
Chad Baker