From: Brunners Lodge
To: CD STRComment
Cc: info@straccwa.org
Subject: STR Draft
Date: Monday, August 10, 2020 12:22:51 PM

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Dear Commissioners,
I would ask you to go back to the BASICS:
STR problems:
Noise (there is a code)
Parking (there is a code)
Garbage (there is a code)
Guest Count: No Code. This I believe will solve A LOT of the problems.
The permitting process sure seems like it can be A LOT SIMPLER!! There's So Much detail. I have heard a property manager is hiring an attorney to process the permit. That seems so wrong.

You should Keep It Simple: Guest Counts in homes need to match the county records for bedroom count. BOOM - To me this would be a quick fix. You are going to find that investors will not come in and buy a 3-bedroom house in Leavenworth for $600k and only be able to rent it to 6 guests and make it worth their investment.
****I see A LOT of homes that are in the county records with 2 bedrooms and they are advertising 4 bedrooms, etc. I see homes and ADU's on the same property that are both being short term rentals. ****With just this **one enforcement** you will see improvement in number of guests and complaints!!

******I find the sunset clause is the MOST concerning.**
**I wonder how my employees would feel about not having long term work… One gal has been with us for 17 years (she makes $25 per hour). Another guy has been 8 years (he makes $25 per hour). New employees start at $20 per hour. It is a good wage for the area they live in, but with no confidence the job will remain. It seems you are sending unnecessary messages to people of the community that work for Short Term Rentals. And if you are not sure whether

you are going to allow them after that, you're sending the wrong messages to community members that don't want them. People are already writing on Social Media that STR's will be gone in 5 years.

why is having a landline mandatory? The Emergency Plan posted (required by the state) already includes all the information needed. People are going to use their cell phone first before even thinking there is a landline.

Are you requiring landlines in Long Term Rentals?

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A side note from an entrepreneur: If this passes with the sunset clause then I would not start any kind of new business in Leavenworth or Lake Chelan. What hope would I have that tourist numbers will not drop when the Sunset Clause goes into effect??

Regards,

Marianne Brunner

PS: I have been doing STR for 25 years! We have worked hard to build and manage. We have paid taxes for 25 years!!