From:	Ryan Harmaning
To:	CD STRComment
Cc:	STRACC Admin
Subject:	Comments on proposed STR restrictions
Date:	Monday, August 10, 2020 2:24:56 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, a basic numbers-assessment for our family: if these restrictions prevent us from using our home as a STR, our annual family income is reduced $10-20k per year depending on how much we use our home. While this doesn't bankrupt our family, it is still a significant blow to our finances in these uncertain times. This doesn't address the additional hidden costs to the community that nightly rentals would bring to our beloved small businesses like Plain Grocery, Plain Hardware, the Old Mill Cafe, and many others in the area that would attract families staying at our home.

In particular, it is troubling that 1. we don't know if our area falls under the 1% or 5% STR-concentration limits, 2. how long it will take to determine this, and 3. the potential that we may never get to use our home as an STR because of these restrictions. While having been on most of the Commissioner's public zoom calls, we have not heard with clarity how or why these numbers were settled on, thus have no way of knowing if they are reasonable, nor to what degree they will ameliorate existing concerns.

Can we get more clarity on how these numbers were arrived at and what *measurable* results look like? What are the provisions to revisit the success of this plan? If these questions have been addressed, please let us know. 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 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 on, 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.

Thank you for your consideration,
- Ryan and Ruth Harmaning