From: Paula Segale
To: CD STRComment
Subject: STRs -proposed regulations
Date: Tuesday, August 11, 2020 7:59:45 PM

External Email Warning! This email originated from outside of Chelan County.

I am writing in regards to the proposed Short Term Rental regulations.

I have owned a STR for 11 years. I am very good friends with all my neighbors and never once have they had issues with my rental. It seems like the reason there are problem STRs out there is because current county codes are not being enforced. The regulations being considered now, are punishing responsible owners due to a few problem rentals. The only thing these regulations will lead to is a very long, expensive legal battle. Property owner rights have already been upheld in similar litigation.

Don't be fooled, tourism will take a big hit without vacation homes available to rent. The greater Leavenworth area cannot support the growing number of tourists in existing hotels. Escalated prices due the huge cut in supply will drive prices up substantially, making the area unaffordable for families to vacation. Especially larger families.

The argument that fewer vacation rentals would help with affordable housing for locals is ridiculous. Most vacation rentals I am aware of are used part time by owners. These are not homes that owners would consider putting in the LT rental pool. There will never be affordable housing for locals in a community that is predominately minimum wage earners. There are very few instances where people are able to live where they work. If that was the case, there would be no rush hours on highways. When I bought my home 11 years ago, prices were already a high as homes in Snohomish county. The increase in STRs is not responsible for the housing prices in the Leavenworth area, any more than they are in the Seattle area.

Some consider STRs to be a commercial endeavor in a non-commercial zoning. At first this made sense to me, then I realized that my primary business is long term rentals in the Puget Sound area. None of my long term rentals are in commercial areas. If people are ok with LT rentals on residentially zoned property, why are STR any different. If STRs are made to be illegal unless commercially zoned, are you prepared to do that to long term rentals as well?

Sunsetting STRs on property less than 2.5 acres? I can see what you're trying to do there, but really? I can hear our troublesome neighbors in my neighborhood (who live there full time) 10 acres away. Better make it 50 acres! By the way, can you pass some regulations to deal with all nuisance neighbors? No you can't. And if some of the goals of replacing STRs with LTRs, we

will just be trapped by potentially full time nuisance people.

None of this makes sense. The proposed regulations will not serve to protect the community from obnoxious people. They live here too. There are a few problems with STRS because existing regulations are not being enforced. That is on the county. Homeowners should not be punished because of lack of enforcement. Vacation rentals are taxed greatly and should easily support that enforcement today. That is what the lodging tax should be used for, not legal fees to take property owners rights away, especially when cases like that have been expensive and futile in the past.

Please reconsider regulations that infringe on the rights of property owners and will NOT accomplish what is best for this county and those who live here.

Paula Segale
360.631.9103