From:	Chris Bowen
To:	CD STRComment; Chris Bowen
Subject:	Please Consider STR Owners Who Run Their Business The Right Way
Date:	Friday, August 14, 2020 7:41:55 PM

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Hello,

My name is Chris. My wife and I own multiple STRs in Plain (one zoned RW and one RR2.5 - both subject to the 5 year sunset) and have been managing them full-time for almost three years. Before we started this business we barely saw one another. I worked days behind a desk in Seattle and she worked nights waiting tables in Everett. It was like that for 8 years until we had our son and decided to change our lives and start this business so we could see him grow up together. We used our life savings to purchase our properties, so we are all in so to speak, and thus, we made it an unbreakable rule to do everything the right way. I am proud to say that we have worked very hard and have had some success because of it. The last three years have proven that we have a sustainable family business that can support our future and teach my son the value of hard work, just as I learned growing up working at my father's small furniture store. I give you this background because I want to illustrate that not all STRs are run by 3rd party companies or absentee owners with deep pockets. We are everyday hardworking people who made significant changes and took considerable risks to start this business, but now we are in a position where we may lose it all unless you step in and pass a code that is fair for good people on both sides.

So, with that, I am writing you today to kindly ask that you not punish STR owners who are running their businesses the right way. Like many others, we operate a tight ship and have never once received a complaint from our neighbors. We do this by making every guest sign a strict rental agreement and explain to them ahead of time that bad behavior will not be accepted. They break the rules and they are out, period. In fact, we have video doorbells to ensure the correct amount of people are at the cabin, noise it under control, and to show guests that we mean business. Some may think that guests won't rent under these stipulations, but it is quite the opposite. Our guests respect the way we do business and proof of that can be found in our 200+ five star reviews. In addition to running the day-to-day of our business professionally, we also carry STR specific insurance, as well as an umbrella policy for extra protection. Finally, we pay all of our taxes, both local and federal, and support our community with jobs, commerce, and donations.

Below are elements of the proposed code that we strongly disagree with and ask that you eliminate for the sake of good people doing business the right way.

1. The 5 year sunset on STRs located in zones RW and RR2.5

- We have an STR in each of these zones, therefore, this rule will shut us down completely, as well as lower the value of our properties. We love what we do and don't want to close our business! Nor do we want to sell and take a loss! And, as mentioned before, we have never had a complaint from our neighbors, which goes to show that if hosts communicate upfront with their guests and show they mean business (rental agreement, video doorbells, etc.), guests will respect the rules and neighbors can be

happy despite the size of the lot the STR is located on. We've hosted over 2,000 people and the proof is in the pudding. Good management is the answer to the problem. Not blanket rules based on lot size.

2. "Owner-Occupied" should be changed to "Locally Owner-Managed"

- We don't live on the properties, but we are close, so if a problem was to arise, we would be there to handle it immediately. Again, if hosts communicate to guests that "we are just up the road" and additionally have them sign a rental agreement, guests will feel less comfortable breaking rules. Limiting the benefits of owner-occupied to people who live on-site or within 200ft is arbitrary. We have proved that being firm in communication and close by works too.

3. Limiting the growth of new STRs, and the transfer of permits, will hurt our property values

- We think to be fair you have to choose one or the other. If you implement limits on new STRs, then please don't take away our ability to transfer our permit (with no expiration) in a sale. Our property values will undoubtedly suffer if both limits are passed.

In conclusion, we empathize with citizens who have STRs nearby that are run by bad hosts. We also understand their frustration when they call the sheriff and no one shows up. In light of this, it is our belief that the focus should be on creating a fair and logical code, a source of capital via permits, and an enforcement system that uses that capital to weed out bad apples. Please don't chop down the whole tree and kill the good apples too. We have and will continue to run our business the right way. All we are asking for is a chance.

Thank you,
Chris Bowen