From: Lisa Valdez
To: CD STRComment
Cc: Rudy Valdez; info@straccwa.org
Subject: Short Term Rental Sunset Clauses
Date: Tuesday, August 11, 2020 11:36:03 AM

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

Dear Board of County Commissioners,

I am writing to ask you to please remove the current recommendation of a 5 year and 3 year sunset clause on Tier 2 and/or 3 short term rentals. I feel this is extremely short sighted for economic reasons and biased with discriminatory standards based on a person's primary residence.

We recently purchased a $1.2 million dollar home on the Wenatchee river in Leavenworth for a vacation home and to use as a business to offset the expenses of the home. The proposed sunset recommendations are directly targeted at us.

The current proposal will leave us with an unsellable million-dollar house that we can no longer offset the costs on. Very few people can purchase this type of house. The high price point and the layout of the house was not created to be a primary residence. The 3 year sunset clause for home resales will also drive down the sale price as the target audience of people who would want to buy our house. The buyer market for our house will be planning to use the home in the same capacity that we are. They will not be able to use the home in that way and therefore will invest in a home in a different resort town where they can run the business/vacation home that they want. Basically, the sunset clauses will prevent us from selling our house and our property value will decrease.

More importantly, people will lose their jobs from this sunset recommendation as our investment will also be muted by the sunset clause. We will have to lower expenses and will no longer be able to use all the local people we currently hire as we will not have the need to care for the house to the high standards that we do now for guests. We employ a property manager, house cleaners, landscapers, spa tender, and use local businesses for all the renovations we are currently doing and planning to do to the residence to improve the property value and guest experience. We will need to let them all go without guest revenues.

We are a high-end rental who bring in high income families and executives from local tech companies. Our guests have disposable income and frequent the restaurants, wineries, and local activities provided for tourists adding revenue to small businesses who are struggling under the current economic climate.

We care for our property and want it to continue to be a high end retreat. If the current recommendations go into effect and you decide to close our business down we personally will not turn our house into a long-term rental. We purchased it as a

vacation home to visit with our friends and family. Without the short-term rental option the home will therefore sit empty and without maintenance the majority of the year without having guests to offset our maintenance costs. That may be fine for the committee as you still get property taxes, but it does hurt the local business revenues and property values of neighbors. I heard in a recent committee meeting that short-term rentals bring $27 million dollars to the local economy. We expect high standards of care from our guests and only want guests who will respect rules and take care of our home. We are very strict about noise as we care about our neighbors. We have camera systems to survey that compliance is being met and we have a local property manager who drives by in the evening to make sure our high standards are met.

This sunset clause exclusively targets us and tells us and my guests you don't want us here and you plan to put us out of business in five years. My guests will be fine to spend their money elsewhere and they will choose to have their executive retreat or family vacation at other resort destinations who continue to accommodate the high-end riverfront home that we offer. My guests are not people who use traditional hotels and will just choose a different destination that accommodates the vacation style they want. We on the other hand will be greatly disaffected by no longer having the business we financially planned for when purchasing this home.

I understand that you want to put rules and permits in place. I welcome inspection and want feedback how to improve the stay for my guests. I find this reasonable and want to ensure that my neighbors are also happy as they are my neighbors. I think there should be consequences for those who do not follow rules or provide unsafe homes for guests. I understand wanting to put moratoriums on new construction that create more vacation homes or moratoriums on new businesses wanting to get into the existing market. However, the current plans want to retroactively put us out of business along with all short-term rentals who are currently in compliance using local property managers just because the vacation residence is not their primary residence.

Please rethink the sunset clause plans. They are discriminatory, economically hurtful, and will most likely drive down current real estate sales and local property values for local million-dollar homes.

Thank you,

Lisa Valdez

9136 Icicle Road

Leavenworth, WA