From: Bob Wilbur
To: CD STRComment
Cc: info@straccwa.org
Subject: STRs--a workable solution
Date: Sunday, August 16, 2020 9:39:10 AM

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Dear Commissioners,

As a short-term rental (STR) owner in Leavenworth since 2003 (*Icicle Haus* and *Bunk Haus*) and a member of STRACC, let me assure you my wife and I want no one in either property that disrespects our neighbors or our property. We can empathize with those feeling that their community altered by vacation rentals and pushing for better solutions. STR owners are likewise concerned and mobilizing to work with the community in finding a grounded solution.

Keeping in mind, tourist visitors and outdoor recreation seekers are a vital part of the Chelan County economy and its tax base, I urge the Commissioners to take a thoughtful approach, one that builds gradually as actual findings reveal further need to adjust regulation.

To constrain proliferation of STRs, here are two possibilities:

1. Grandfather the current vacation rentals in as the initiating maximum number of vacation rental business licenses. The license would run with the existing property and transfer to new owners, but if not activated by the new owners, the license would lapse into retirement. Likewise, if not used as an STR for 2 years, the permit would lapse. This would gradually reduce STRs until some preset lower number of licenses was achieved. Such a gradual voluntary reduction in licenses would protect the community from unchecked expansion without breaking the backs of those who in good faith trusted the County to act fairly and responsibly.

2. Adopt a limited entry system that would issue a set number of permits to the current owners who met a set of criteria, such as years of operation (seniority), complaint records, number of non-STR homes within 100 or so yards, etc. The permits could run with the property, as in #1 above, or be sold to a different property owner, or be transferred to a different property by the existing permit holder. A similar system

has been employed in the commercial fishing industry to keep the industry from becoming over-saturated and ensuring that harvests remain manageable profitable (i.e., State of Alaska's limited entry system).

In addition, the County could develop some specific and simple rules that renters must agree to before renting and to be part of their booking agreement. The rules would have to be posted in each rental unit as well. We have provided those rules to renters for years, and so far had no complaints.

I suggest that these are measures that would build towards a towards needed compromise, whereas the draconian measures being considered seem sure to exacerbate discord and provoke legal quagmires. Codifying a reasonable, workable, and fair and balanced approach is critical towards bringing the community together.

In appreciation of your consideration,

Bob and Brenda Wilbur

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