From:

Bill Lynn <info@enchantedriverinn.com>

Sent:

Tuesday, August 27, 2019 4:17 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

My name is Kathy Lynn, 9700 E. Leavenworth Rd., Leavenworth. At this home, from 2002 through 2017, my husband and I ran a Bed and Breakfast. We obtained a Conditional Use Permit, Business License, etc. and paid all state and county taxes all those years. We abided by all safety regulations and were physically inspected by the Fire Dept. When the Fire Dept. did not come out, we complied with their self-examination program and annually submitted that report and fee. We have always maintained all fire extinguishers, smoke detectors, etc.

In 2017 due to health reasons, we closed the B&B and opened it as a vacation rental. We acquired a new UBI number and business license and have paid state and county taxes ever since. Our home is 5,000 sq.ft, with 6 legal bedrooms and 5 bathrooms, on the Wenatchee River, 1 mile from the center of Leavenworth. Because we have one bedroom with 2 sets of bunkbeds, we have a maximum of 14 guests during any one stay. We have plenty of off-street parking and have bear-proof garbage cans. There has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

We oppose the proposed code amendments. One of them will unfairly and immediately eliminate our home from use as a vacation rental because we have 6 bedrooms. **This will eliminate our income as well, as we are retired.**

We are law-abiding citizens. This is our property and we have carefully, safely and proudly offered it as a place to vacation to many guests in the last 2+ years. It is unconscionable for Chelan County to deny us to use it as an income producing possession. Please do not target vacation rental owners with oppressive fees and codes that will eliminate income and change livelihood and home ownership.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Kathy Lynn and Bill Lynn

From:

Stephanie Fiorito <stephaniefiorito@gmail.com>

Sent:

Tuesday, August 27, 2019 4:19 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of 2324 kinnikinnick dr. Leavenworth, I have not done short-term rentals for the past] years or two. When I did though, I never had an issue. It was a positive experience for everyone involved, the neighborhood never complained. I am deeply concerned about the proposed code regulations and how they will impact our community. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriffs.

Thank you for listening,

Stephanie Fiorito 206-390-3815

From:

Brian Shipman <cranehawk12@gmail.com>

Sent:

Tuesday, August 27, 2019 4:55 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental unit in Leavenworth for the past three years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Brian M. Shipman

From:

Tracy Farrar <tracy@paradiseontheriver.com>

Sent:

Tuesday, August 27, 2019 5:01 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of 1 short-term rental units in Leavenworth for the past 14 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

In addition, my guests know that IF there is an issue with them being considered a nuisance, any fines imposed to me will be deducted from their deposit. This is a great motivation for them to be quiet and respectful guests.

Please accept this letter into the public record for the second public hearing on STRs on August 28, 2019.

Sincerely, Todd and Tracy Farrar

From:

Annette Brown <leavenworthsl@gmail.com>

Sent:

Tuesday, August 27, 2019 5:01 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property [OWNER/MANAGER] of [#] short-term rental units in Chelan County for the past 2 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical for paying our taxes, children's colleges (we have 2 in college this year, living expenses and retirement plans. We purchased our property 16 yrs ago and have worked and resided in Leavenworth since 1995. Our covenants state that we may rent out 2 rooms of our home as a business. My husband has a good job in Leavenworth and I own a small home business. Even with us both working, we have not been able to save enough for our daughter's education not to mention contribute to our retirement. The new regulations would threaten our investment and our futures, This is the only way we are able to pay for college.

We would like to be able to rent more than one room in our home since our covenants allow us to and since we are onsite we believe that this is not unreasonable. We are present to address any issues or disturbances which may be a result of our guests. We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call and onsite to respond quickly to any nuisance created by our guests. There has never been an incident at our rental that has resulted in a complaint to the police or required a police response. Our neighbors have commented to us that they do not even realize that we have guests. That is our goal and we do not believe we should be penalized or lumped into a group that may not take such good care of their rentals.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Annette Brown

From:

Stephanie Cuthill <stephanie@leavenworthrealty.com>

Sent:

Tuesday, August 27, 2019 5:15 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Nightly rentals! Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I have been a property owner in Leavenworth for 30 years and my living depends on tourism!

I am deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff%

Sent from my iPhone

From: Sent: Luke Groen < luke.groen@kw.com> Tuesday, August 27, 2019 6:19 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner in Leavenworth and have been a resident for the past 11 years. I am deeply concerned about the proposed code regulations and how they will impact the value and use of my property. The new regulations would threaten our investment and our futures, not to mention the local economy.

When purchasing the property, we specifically bought where we did so we would have the opportunity someday to rent it out and recapture some of the high cost that we had to forego in order to own a home where we desired.

I believe the new proposed code regulations would impact my property value and values of the surrounding Leavenworth area substantially. Leavenworth is a hot tourist destination which has created a significant nightly rental market. Imposing further restrictions and code regulations would put a damper on the real estate market here, effecting many homeowners who purchased in recent years. I believe this could have a significant effect for hundreds of property owners whether they operate as a nightly rental or not.

This effects far more property owners than the few that have complained and blown this out of proportion. I do not believe most individuals and homeowners at least in the Leavenworth area understand the consequences that this will impose.

Luke

From:

karen harrison <k.harrison.inc@gmail.com>

Sent:

Tuesday, August 27, 2019 6:22 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a semi-retired property owner of a short-term rental home in Leavenworth (unincorporated Chelan county). I am deeply concerned about the proposed code regulations and how they will impact my livelihood. The revenue I receive from STR's is my income and vital to pay for my living and medical expenses. I relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase the property. The new regulations would threaten my livelihood, investment and future, that of fellow STR operators and the local economy.

I have been a good steward of my property and care for the surrounding community in good faith. I am respectful to my neighbors. I support many of our neighbors' local businesses who help with grounds maintenance, building repairs and housekeeping. I am on call to respond quickly if there were a nuisance created by my guests as well as any questions my guests have. There has never been an incident at my rental that has resulted in a complaint to the police or required a police response.

There are current laws in place to protect the rights of neighbors and integrity of our neighborhoods and address common concerns with Vacation Rentals. Such as noise and parking violations. Please don't strip us of our rights to use our property as the county has historically permitted us to, by regulating us to the point of not being able to freely operate.

Furthermore, the County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints.

Thank you,

Karen Harrison

From:

Ken West <ken@leavenworthrealty.com>

Sent:

Tuesday, August 27, 2019 6:45 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property [OWNER/MANAGER] of [#] short-term rental units in [LOCATION] for the past [X] years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff%

Sent from my iPhone

From:

Jacob Koopmans < jacob.e.koopmans@gmail.com>

Sent:

Tuesday, August 27, 2019 8:10 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of 1 short-term rental in Leavenworth. I am deeply concerned about the proposed code regulations and how they will impact the livelihood of the area. The revenue I receive from my STR is critical to paying my expenses and retirement plans. I rely on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase this property. The new regulations would threaten my investment and my futures, not to mention the local economy.

I have been a good steward of my property, and I care for the surrounding community in good faith. I do my best to be respectful of my neighbors and I am on call to respond quickly to any nuisance created by guests. As far as I am aware, there has never been an incident at my rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. I believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely,
Jacob Koopmans

From:

Allen Glasenapp <Allen@leavenworthrealty.com>

Sent:

Tuesday, August 27, 2019 8:31 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

My wife Janine Dawson and I, Allen D. Glasenapp are residents/property owners in Plain, 18819 Alpine Acres Rd Plain, WA 98826, and we have a neighboring property that is used as short term rental, hereafter referred to as an "STR", and has been for many years. Over those years, for the most part, the STR guests have been respectful of our property and in those cases where guests have "wandered" onto our property themselves or their dogs/errant footballs, baseballs volleyballs etc. and we have had to remind them of respecting our property boundary, a single verbal advisement was typically all it took and we haven't had any serious incidents requiring law enforcement or protective measures otherwise. Similar behavior to what we've encountered with other neighboring property owners and that all private property owners experience with their "neighbors" in the normal course of being a neighborhood resident.

What concerns us most about the restrictions that the County proposes to impose on STR's is the legal implications of restricting use to private property owners of their private property and furthermore "regulating" said use. The goal of the County seems more focused on generating another "tax" outside the scope of what the County has the authority to do. The underlying premise of the County taking "action" with proposed zoning "CUP" restrictions seems more motivated by revenue generation that a genuine "concern" for public impact and alleged negative reaction to "hazards, safety and public nuisance" issues resulting from private property owners using their residences for temporary rental purposes. The same types of activity that a person living in the residence exhibits is also being conducted by those renting the premises, so how is it that this same behavior should be considered as different or unusual other than it presents an opportunity for the Planning Commissioners to collect revenue by imposing a tax and act as unilateral oligarchs by imposing such "tax". It seems that if a "tax" is to be collected and rules for use of STR's invoked, it should be legislated by Washington State lawmakers not County officials acting in a capacity as unilateral authoritarians acting outside the scope of their authority and taking action that is not theirs to take based solely on their own perception of being able to do so. Seems a legal action of estoppel is in order against said Commissioners to examine if they are acting with lawful precedent or they should be served a cease and desist order executed by a court judge for acting outside the scope of their authority.

We hereby reject and oppose the County's plan to implement its proposed changes to zoning ordinances for STR's as unlawful and unconstitutional violations of common law use of private property and go on record officially as stating such.

Respectfully yours,

Allen D. Glasenapp and Janine A. Dawson 18819 Alpine Acres Rd Leavenworth, WA 98826

From:

Denise Ericson <denise@comfycabins.com>

Sent:

Tuesday, August 27, 2019 8:44 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner and a manager, I have 3 personal properties and 53 rental properties that we manage in Lake Wenatchee, Leavenworth and Plain for the past 20 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response. I have received several calls over the years about noisy guests, only to show up and the problem is at cabins in the area, not our cabins at all, and they were owners here for the weekend, in each case, not renters and not our properties. We get called simply because we have rentals in the area and yet the problems were always weekend owners. In my own community I have several rentals very close to my home and the only issues I ever have (and have on video) is a new owner, full time resident. The renters are disturbed by them and call to tell me how noisy the neighbors are.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely,

Denise Ericson

From:

Kristin Simpson <2kristinsimpson@gmail.com>

Sent:

Tuesday, August 27, 2019 9:04 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

We are property owners and managers of 2 short-term rental units outside Leavenworth for the past 4 years. While I totally agree with the letter that was recommended we would also like to point out several other facts.

Because of our STRs we employ many local people that would not have this work if STRs are curtailed. We hire a landscaper, pool maintenance person, and the cleaners. They rely on the income from our property and others like it. The people that rent our STRs are spending money in town shopping and at restaurants, going on rafting adventures, and wine tasting etc. If groups cannot rent accommodation in the area they will not just turn to the traditional hotels, they will just give revenue to a county that welcomes them with open arms. Tourism is huge in the Leavenworth area and money coming in from STRs and guests is helping Chelan county in countless ways.

The vast majority of guests are wonderful to have and they enjoy all that Chelan County has to offer.

We have always been paying the lodging taxes required and you will lose this income if you restrict STRs.

We are not the enemy. We love the community and we as owners and managers are not absentee landlords. We participate in local community activities and spend a lot of time in Leavenworth. We care about the community!

We also fully agree with the points that the other STR members have made. Please realize that you are changing policies that have real impacts on our ability to run our small businesses. Thank you for your careful consideration.

Sincerely, Kristin and Mark Simpson

From:

Jennifer Goodridge < j_goodridge@hotmail.com>

Sent:

Tuesday, August 27, 2019 9:24 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner and manager of a short-term rental unit in the Leavenworth area of Chelan County for the past year. I am concerned about the proposed code regulations for the following reasons:

- 1. I am unclear about the problem the County is trying to resolve by charging fees. Thus, I am unable to determine if the proposed code and associated fees will resolve this problem.
- 2. If noise is the concern, then please consider properties where owners live on site to be self-regulating and not part of the problem and consider eliminating or reducing the fees. Also, if noise is the problem, then please consider reducing or eliminating fees for units that only sleep 2; these guests are not loud.
- 3. Noise complaints by neighbors should be documented in decibels during the enforcement response to a call. Otherwise, the three strikes you're out is unfair because any neighbors can just call and complain.

We are good stewards of our property. We are respectful of our neighbors and are on site to respond to our guests. We have never had a complaint from our neighbors. I am hopeful this code does not initiate unnecessary fees that do not go towards resolving a problem.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Jennifer Hadersberger

Sent from my iPhone

From:

Niki McMahon <dnmcmahon@nwi.net>

Sent:

Wednesday, August 28, 2019 7:14 AM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property [OWNER of 1 short-term rental units in Leavenworth for the past year. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Dennis and Niki McMahon

Sent from my iPad

From: Sent: Reava Davis <reavadavis@gmail.com> Wednesday, August 28, 2019 7:54 AM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner & Manager of 2 short-term rental units in Peshastin for the past 6 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Craig & Reava Davis

Reava

From:

Tom Latta <4lattas@comcast.net>

Sent:

Wednesday, August 28, 2019 8:10 AM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental units in Leavensworth area for the past 15 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Tom Latta

Sent from my iPhone

From:

Tracie Furrer <furrercabin@gmail.com>

Sent:

Wednesday, August 28, 2019 9:37 AM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record - Furrer

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental in the Leavenworth area for the past 3 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Tracie and Werner Furrer 425 418-0627

From:

ZayLy Lodge <ZayLyLodge@outlook.com>

Sent:

Wednesday, August 28, 2019 11:38 AM

To:

Carlye Baity; Doug England; Bob Bugert; Kirsten Larsen; Bob Bugert; Kevin Overbay

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of 1 short-term rental units in Leavenworth for the past 3 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints.

Regards, Chad Baker

From:

Kelly Wagman <kelly@tailspinners.com> Wednesday, August 28, 2019 12:13 PM

Sent: To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record on Short-Term Rentals

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of 1 short-term rental units in Leavenworth. This has been our family vacation home for the last 12 years and last November we put it up for rental through VRBO. When we purchased the house, we knew that short-term rental was going to be an important part of our retirement and expense strategy as our boys came of college-age. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from the rental is critical to paying for our current living expenses (college) and our retirement. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to where to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We utilize a number of services, that employ a large number of people to ensure that the guests and neighborhood have a positive experience. Every time we have a guest we hire a cleaning service, spa services, trash removal (bear cans and removal the day of checkout) and management of those services. We employ a handyman to come address home improvements on nearly a monthly basis. We employ gardening services monthly. Our rental contributes directly to the livelihood of 8 people in the Leavenworth area and those people's livelihoods will be negatively impacted by the proposed changes. Obviously, this is just one home and there is an extended economy that would be impacted.

We have been good stewards of our property, and caring for the surrounding community in good faith. We speak with every guest before approving them for rental. The vast majority of our guests are families that are coming to the area because they can enjoy Leavenworth and stay together as a family. They enjoy that they can have coffee together in the morning before the kids get up. They enjoy having a place to play games and connect after the kids have gone to bed. They enjoy playing corn hole in the yard or building snowmen in the winter. In short, they are looking for a vacation rental, not a hotel where each family would be separate and they will certainly look to other communities if Leavenworth | Chelan restricts these kinds of family events. We have a strict no party policy and quiet hours after 10 p.m. These are communicated 4 times before the guests arrive and are posted in the house. I have declined groups coming to celebrate bachelorette parties and birthday parties. Our neighbors all have a copy of our house rules as well as our phone and email information. We have only heard of one violation, which we quickly addressed with our guest. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints. There is certainly evidence that the vast majority of renters contribute to the economy and support local livelihoods and are good visitors to the local area.

Thank you for considering my input,

Kelly & Lew Wagman

From:

Rob Whitten <plainhardware@hotmail.com>

Sent:

Wednesday, August 28, 2019 1:46 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

Sort term rentals -submission into the Public Record

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

Bob & company -

Bob, when we met while you were running for your post, I shared with you that my biggest frustration with being a small business owner was the layer upon layer of ever expanding regulation, and the challenge of compliance.

For small business, the impact is much greater than for lager corporations - we just don't have the expertise and money to navigate all the regulatory hurdles, the regulations that are stacked one on top of the other.

I've read the proposed legislation. It's a bit complicated and hard to understand, but here are my thoughts.

- 1. Existing law already covers the situational complaint issues, and these laws apply equally to all citizens. To discriminate against a small "class" of citizens who are engaging in a lawful use of residential zoned property is wrong. What is to keep us from discriminating against monthly rentals?
- 2. The County is charged with adequately funding the sheriffs department. If the response to 911 calls for noise (or other complaints) is lacking due to scarce deputy resources, that's on you the Commissioners.
- 3. It's my observation having lived here in Plain for 25 years that the vast bulk of complaints that this proposed legislation is trying to deal with are caused by land owners or month to month renters, and not by short term renters. What data can you provide that shows that short term rentals are the source of a majority of complaints? As a "class" of citizens, what percentage of all complaints can be assigned to short term rentals? Is this a solution in search of a problem?
- 4. Is your budget the problem and short term rentals your solution? What percentage of total revenue for the Department of Community Development will this proposed new tax/regulation represent? I've heard upwards of 22%, an astonishing one year cash flow boost to your well established budget.
- 5. Help me understand how this is already in the budget, before the law is created. Have you pre-determined the outcome prior to going through the well defined creation process? What is the point of the Planning Commission, and the public input process if you have already determined the outcome (as your budget indicates you have)?
- 6. In the Plain and Lake Wenatchee communities, tourism is our only economy. This onerous proposed legislation seems to be designed to discourage tourism in my community, and with the complete lack of due process in the proposed legislation, it creates a high level of risk and uncertainty to our economy.
- 7. Chelan County zoning does not afford us (Plain/Lake Wenatchee) any other options for housing. We have no zoning that would allow duplex, multi-family, apartment, or hotel development. The incredibly small amount of Rural Commercial zoning (set some 30 years ago) is already built out.

I am opposed to this proposed legislation. It is serious overkill.

Thanks,

Rob Whitten

Plain Hardware

From:

Gary Plannagan < gary@ospreyrafting.com>

Sent:

Wednesday, August 28, 2019 1:57 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

[Possible Spam] For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property [OWNER/MANAGER] of [#] short-term rental units in [LOCATION] for the past [X] years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Gary Planagan]

Sent from my Verizon, Samsung Galaxy smartphone

From:

JOANNE MOODY <jumoody@mac.com>

Sent:

Wednesday, August 28, 2019 2:07 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

We are the owners of one vacation home at 16030 Telemark Lane, Leavenworth, WA 9898826 (Lake Wenatchee area) for the past twelve years. Our custom-home was designed for our family, and it took 3 years to complete. We discovered that we needed to have additional income with short term rentals (STRs) in order to maintain the property the way we wanted. Therefore, we hired an excellent local rental agency/property management company, Destination Leavenworth, who for the past 12 years helped us with renting and maintaining our home.

We are deeply concerned about the proposed code regulations and how they will impact our ability to keep our home. The revenue we receive from STR's is critical for us to pay for our property upkeep, as we are both retired from Sandia National Labs (scientist) and the medical device industry (engineer).

A special project was completed by the homeowner (Joanne Moody) in 2018, as described below:

Joanne Moody pursued the project to obtain bear-proof trash cans for the county. After trying for one year to get the cans from Waste Management, she had made no progress. So, she asked for the help from Brenda Blanchfield (Solids Waste Coordinator, Chelan County) as well as the WA State Department of Water and Transportation. Joanne succeeded in pushing Waste Management to provide bear-proof wild-life containers requested for all of Chelan county. This effort provided residents cans (by request) to make the neighborhood and environment a safer place for both the people, the habitat, and wild life. The owner contributes to county by other positive actions as well as supporting local businesses.

In addition, we have relied on the County's representation of the lawful nature of short-term vacation rental when we built the home and provided the necessary furnishings. The new regulations would threaten our investment and our future, not to mention the potential local loss of jobs and livelihood of local Chelan County residents.

The County CCC has not provided convincing information, or data, that STR regulation will be beneficial. In fact it appears that this regulation will detrimental to the County and its residents by creating issues for everyone.

The Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Questions:

- Why can't the county educate people about the current code and then follow it?
- Why is the County discriminating against one group?

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019. We look forward to having the county understand our concerns. All residents, long-term renters, and short-term renters should abide by the same set of rules. We prefer that Chelan county enforces the existing code before creating a draconian solution.

Sincerely,

JoAnne & Neville Moody nrmoody@comcast.net jumoody@mac.com cell: 509 761 4321

Thanks,

JoAnne Moody jumoody@mac.com 925-980-9655

From:

yvonnerhds@aol.com

Sent:

Wednesday, August 28, 2019 3:37 PM

To:

Kirsten Larsen

Subject:

regarding the short term rentals

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

We live in a "Private Subdivision on a "Private Road" out in the County, the County has Nothing to do with Our road, the Homeowners own it & maintenance it ourselves. We do not have an HOA, It's just a Road Association in Jan 2017 the Homeowner next to us at the end of the road, sold their home to a couple from Seattle. They told us this couple had to sell their Rental Home to purchase this home, we knew right away they were going to rent this out! As of May 2017, that's Exactly what they did, they advertise on AIRB&B. Then Oct 2017 the Homeowner next to them, who is also at the end of the road put their home up for weekend Rentals too, also advertised on AIRB&B! Now since we are the closest to these 2. properties we have to deal with all the Speeding vehicles, the parties, the Noise, that as Anyone who lives out here knows how sound carries, people trespassing on our property, walking their dogs & not picking up after them on our property. trash etc... We've filed a Complaint with the County on Sept 2017, Chelan County Code Dept, because the one Homeowner is running without A License Or Permit, They Did Nothing By Doug England!! Why??? His reasoning was because they didn't know what they were going to do with weekend Rentals in the County yet, What does that have to do with Running a Business without Permits Or Licenses??!! So we have been left to deal with this BS, only to have to call the Sheriff every time things get out of control! Who knows whatever happened to the complaint we filed, it's coming onto TWO Years now! In the mean time, We've lost our Privacy, Our Safety & Our Security in Our own home & on our own Property, because the County chose to do nothing! We've had to Clutter Our property with "No Trespassing", to try & keep them off of our property, which by the way, has NOT worked "They Go Around Them & Our Border Fences", install Security Cameras, Record their Renters each time they come Flying passed us in their Vehicles to Prove this is happening at our meetings once a year with the association! The Homeowners Do Nothing!! So tell me, what exactly is the County going to do for those of us who have contacted them, complained etc? Because from what I've read, they really aren't going to do Anything about those of us who live in Private Subdivision's On Private Properties! Our road apparently has an easement, but it stll comes through "OUR property" & these Homeowners are Allowing the "Public" to come through Private Property without the Consent of the other Property Owners! To what Extent do we have to with stand this Inconvenience just for their Personal Financial Gain! And Again, Neither Homeowner Lives in this County Or even Close To it, so if there were a problem, Who is going to be Responsible for their Renters?? Thank You.

Rande & Yvonne Rhodes 15290 Christensen Dr Leavenworth Wa 98826 509 421-1475

From:

Paula <paularae22@frontier.com>

Sent:

Wednesday, August 28, 2019 3:41 PM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

My husband and I own a home that we rent out on short term, outside the city of Leavenworth. I was at the last meeting we had and had listened to a gentleman get up and say that when there is 10 or more at a nightly rental, it turns into a crack house. I, as well as several other people there, was appalled that he would say this. The people that have stayed at our home ALL have been Great People. There have been Family Gatherings/ Reunions at our home. There have been friends getting together to tour our Great Town. There have been Bridal Showers, Bachelor Parties, Athletes, Hikers, Bikers, and Knitting Groups who have stayed, and they all have been incredibly polite and gracious. This gentleman should rethink his comment and apologize, on behalf of our Friends who travel far to visit our Little Town of Bavaria. I would be highly offended at this gentlemans' comment if I were a tourist who travels to Leavenworth.

There was also a person that complained of not knowing their neighbor, because it changes frequently. I see this as an opportunity to meet new friends, and you don't even have to travel to another city or country to do that. The people we have met has only added incredible value to our lives. We have met people from different states, different countries, as well as people from our own state, Washington. The value we can add to their lives and the stories we could tell them about our town and its' history. We should stretch ourselves a little more and love the opportunity this gives us to share our lives with one another. There has only been Incredible and Magnificent people who have stayed at our home.

Nightly rentals did not create the high tourism of Leavenworth. We do offer a place that families can gather and call "their home" when they come to Leavenworth. Leavenworth is a vacation town and heavily advertised to bring in tourists to visit our town and enjoy all the shops and activities we provide. My husband and I love what we do and the people we meet.

Paula Gaughan

I'm a property [OWNER/MANAGER] of [#] short-term rental units in [LOCATION] for the past [X] years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our

guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints%

From:

Matt Williams <mattwilliamsbp@gmail.com>

Sent:

Monday, August 26, 2019 6:43 AM

To:

Kirsten Larsen; Kevin Overbay; Bob Bugert; Doug England; Carlye Baity

Subject:

For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental units in Leavenworth for the past 3 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Matt Williams

From: Brooke Dillon
brookelynnedillon@gmail.com>

Sent: Wednesday, August 28, 2019 8:46 PM

To: Kirsten Larsen; +kevin.overbay@co.chelan.wa.us; +bob.bugert@co.chelan.wa.us;

+doug.england@co.chelan.wa.us; +carlye.baity@co.chelan.wa.us

Subject: For Submission into the Public Record

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

Dear Commissioners & Planning Commission Director,

In short: We ask you to address the issues caused by specific STRs, rather than placing restrictions on all properties.

We are in our second year of owning a property in Plain that we use as a short-term rental unit. We bought this property with our two daughter and their husbands to use as a vacation home, but also to use as an STR to supplement the cost of remodeling and updating the property, as well as allowing other families to enjoy the beauty of the Leavenworth area.

We are deeply concerned about the proposed code regulations and how they will impact our livelihood. We would not have purchased this property in 2018 had we not been allowed to use it as a STR and relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment, not to mention the local economy. Our STR generates money through the county in terms of the people we employ to help maintain and remodel it. In addition, the guests spend money while on vacation that would otherwise not be spent.

We have been good stewards of our property and care for the surrounding community in good faith. We do our best to be respectful of our neighbors and our property management company is on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our home that has resulted in a complaint to the police or required a police response. We are so concerned about protecting both our property and neighbors that effective September 17, we are switching to a local property management company that will have a more hands-on approach and will keep a closer eye on our property and who is allowed to rent it.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Mark and Brooke Dillon 17033 River Road Plain, WA From:

Lynn Machado

To:

Wendy Lane

Subject:

FW: Short Term Rentals - Comments and concerns.

Date:

Thursday, July 25, 2019 8:03:18 AM

Attachments:

image001.png

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machach

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 Lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Dave Kuhl

Sent: Thursday, July 25, 2019 7:17 AM

To: Kirsten Larsen < Kirsten.Larsen@CO.CHELAN.WA.US>; Lynn Machado

<Lynn.Machado@CO.CHELAN.WA.US>

Subject: FW: Short Term Rentals - Comments and concerns.

From: Bob Bugert < Bob. Bugert @CO.CHELAN.WA.US>

Sent: Thursday, July 25, 2019 6:19 AM **To:** Susan Hufman < hufman@nwi.net>

Cc: Kevin Overbay < Kevin. Overbay@CO. CHELAN. WA. US>; Doug England

<Doug.England@CO.CHELAN.WA.US>; Dave Kuhl <Dave.Kuhl@CO.CHELAN.WA.US>

Subject: Re: Short Term Rentals - Comments and concerns.

Susan,

Thank you for providing these detailed comments related to short term rentals. We will include these into our record and in our deliberations.

If you wish, we will include you as a party of record, so you will receive updates and notifications on the development of this rule.

Thanks again, Bob Bugert

Sent from my iPhone

On Jul 24, 2019, at 6:56 PM, Susan Hufman < hufman@nwi.net > wrote:

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

Bob,

Thank you for the opportunity to comment on the draft proposed code regarding short term rentals. I have several areas of concern with the draft code as well as a question regarding how the Leavenworth UGA will be treated.

First the county-wide proposed code:

Enforcement. This is a key issue. WHO is enforcing this? How do we report issues to start the 1, 2, 3 strikes penalties? Who will keep the tally of strikes? Will there be automatic county-led enforcement after 'strikes' or will the residents have to continue reporting and reporting and reporting?

Parking. One off street parking space per two bedrooms is **not sufficient**. The rentals near us in the Ski Hill loop area routinely have one+ car per bedroom as they are rented by groups of adults, not families with children, and thus there is one car for every bed - including every one of those sofa beds in the living room or game room that do not count as a "bedroom." I suggest a <u>minimum</u> of one space per bedroom but it really should be one parking space per sleeping space - whether bedroom or sofa bed.

The fine. A \$750 fine is too low. That's less than a weekend rental - and in some cases less than one night's charge.

300 ft. notice: Please consider expanding the 300 feet rule for notification to neighbors. We are routinely impacted by rentals that are over 300 feet from us.

Trash. Bear issues abound around Leavenworth, yet trash and recycling bins are left out on the road for days at a time by short term rentals.

One per lot. What is one 'lot' for the purpose of this? Density is a big issue to many of us as we see our residential neighborhoods turn into commercial lodging zones.

Urban growth area for Leavenworth.

Will the County align the UGA with the City regulations? We have continually been told by both City and County staff that the UGA should mirror the City

regulations, but that has never been instituted. Will the County address it at this juncture? It would certainly be appreciated.

We seem to be in no-mans land. The City will not enforce in the UGA and the County has in the past deferred or avoided enforcement with a generic letter about priorities and we clearly are not on that priority list. We need a clear decision and clear regulations that reflect the City of Leavenworth. We need enforcement.

Thank you for your consideration.

I appreciate the opportunity to share my concerns and questions.

Susan Hufman

From:

kerwinloukusa@gmail.com

Sent:

Tuesday, September 10, 2019 1:29 PM

To:

Kirsten Larsen

Subject:

short term rentals comments

Follow Up Flag:

Follow up

Flag Status:

Flagged

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

Hello Kirsten.

I am a resident in the Leavenworth area, although I have only been here for a short bit of time I believe that my situation is reflective of the issues that short term rentals may be causing with residents of the area. Originally my wife and I had planned to move here two years ago, but the unit that we planned to rent ended up going to a short term rental instead, this happened one more time before some friends of ours ended up offering us a place to stay in the interim. Given the large amount of available housing in the area, but the low inventory of availability of long term rentals in seems like long term it may severely effect the ability for people to live in the areas that are impacted by tourism.

The proposed changes to the codes regarding short term rentals seems like a good place to start, but I would encourage chelan county to look forward and see that long term if there are ways to balance tourism and residency. Currently the structure of the system encourages people to buy/build units that can be placed on the short term rental market as the cash flow is much higher then what could be earned by renting the unit long term. This externalizes the cost to the community members (the cost being higher rents for long term residences because of fewer available units). Perhaps there could be a tax placed on short term rentals which flows to the community in which those funds can be used to develop, growth plans, necessary infrastructure, community centers, and possibly transportation options (think bike lanes).

Chelan county is a beautiful place to live, I expect that it will grow over time as more people are able to work non-traditional jobs (remote), getting a proper plan in place seems like a good idea for the future livability of the entire region.

Thank you for your service to the people of Chelan County Kerwin Loukusa

Stan Morse
Attorney at Law
P.O. Box 2128
Chelan, WA 98816-2128
509-682-7239
Stan@stanmorse.com

WSBRECEIVED

AUG 07 2019

CHELAN COUNTY
COMMUNITY DEVELOPMEN

August 5, 2019

To: Chelan County Planning Commission Chair: Jordan McDevittVice Chair: Vicki MalloyCommissioners District 1: Vicki Malloy, Aaron Young, Jim BlairCommissioners District 2: Jim Newberry, Randy Baldwin, Jordan McDevittCommissioners District 3: Carl Blum, Pat Hammersmith, Greg Becker

Chelan County Community Development 316 Washington Street Suite 301 Wenatchee, WA 98801

Re: Short Term Rental Regulations, following July 24 Commission Meeting PLEASE ADD THIS TO THE FORMAL RECORD OF PROCEEDINGS FOR YOUR AUGUST 28, 2019 MEETING CONCERNING SHORT TERM RENTAL REGULATIONS

Dear Commissioners:

First let me thank you for actively engaging with the public on this emerging issue which is having a profound impact at many levels throughout our community. As I said at the meeting, this may be the most important topic you will address during your tenures as Planning Commission members.

I respectfully offer the following comments on the proposed Short Term Rental Code regulations. These come from my experience as a lawyer of 40 years, a born-and-raised county resident, and a former Chelan City Councilmember.

Under 11.93.1962(1) I think the word "expect" in the second line is meant to be "except".

Under 11.93.1962(11) Enforcement. The last line is poorly drafted. What it seems to be attempting to do is to define how a complaint will be "verified." This follows a penal section giving a hierarchy of violations, beginning essentially with a warning, then a citation, then a one-year suspension.

The intent of this last line seems to be to protect the operator from inconsequential or baseless allegations of code violation. I don't think it accomplished the job in a satisfactory manner. In other words, it is too vague to expect a court to find it enforceable and/or reliable. I suggest something more along the lines of the following:

- a. A violation of the standards set forth above must be verified by objective evidence before a penalty will be imposed. The enforcing agent shall make a record of the objective criteria set forth below, before issuing the appropriate notice of violation of the code, which notice shall set forth in detail the findings of the agent and the source of said findings.
- b. Objective evidence must be supported from sources which do not have something personal to gain or lose. The following, although not meant to be exhaustive, are considered to be "objective sources":
 - 1. Physical signage.
 - 2. Published advertising in print, broadcast, or on the Internet.
 - 3. A complaint filed with, and investigated by, the Sheriff, State Patrol, or other governmental policing or regulatory agency, including any citations or report(s) of a response and/or formal investigation records.
 - 4. Photographs which depict the alleged code violation.
 - 5. Sound recordings of the alleged code violation.
 - 6. Videos of the alleged code violation.
 - 7. Online reviews, testimonials, sworn declaration, or other reliable reporting by persons who witnessed the alleged code violation.
 - 8. The relevant records of a court.
- c. The standard for determining whether or not a code violation occurred shall be a preponderance of evidence which makes it more likely than not that a violation occurred.
- d. Appeal to the County's Hearings Examiner of a citation must be requested in writing within 15 days of mailing, or personal delivery, of the finding of a code violation to the vacation rental operator. If no appeal is made, the finding of a code violation, and the imposition of the penalty, shall be final and determinative.

Sincerely,

Stan Morse

RECEIVED

AUG 07 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Wendy Lane

From: Sent: Mallory Kragt <jmkragt@gmail.com> Wednesday, July 24, 2019 3:43 PM

To:

Wendy Lane

Subject:

Community Development and Commissioner Meeting Regarding Vacation Rental

Regulation

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

Hi Wendy,

Please add this email to the county record.

As a Chelan County community member I would just like to voice my concerns with the new proposed regulations that would cause severe hardship on vacation rental owners. We have multiple friends who have established business that run nightly vacation rentals in the upper valley. For a lot of them this is a large, if not primary revenue source to support their family. These new restrictions and taxes would be devastating to their businesses and their families. They are incredible people, homeowners, and neighbors who respect and have tenants who abide by already established laws and regulations.

I understand that there are some irresponsible vacation rental owners, but please do not punish the ones that are adding to our local economy. There are already established laws, regulations and taxes for this industry. It would be much more appropriate to increase fines and enforce more heavily current rules rather than to make new laws.

Thank you for your time!

Mallory Kragt Cashmere Resident



July 24, 2019

We support the County's efforts to introduce new regulations to manage short term rentals. Overall, we are pleased with this draft ordinance and believe with some minor modifications, it can make a significant difference in protecting the quality of life in our neighborhoods and in helping to protect the supply of housing for full time residents. While we understand and support the need to have a diversity of lodging types to accommodate our tourist-based economy in the Leavenworth area, this support does not mean that the integrity of our neighborhoods should be compromised or that the availability of affordable housing for residents is diminished.

Our main concerns with short term rentals are with rentals of entire houses when there is no owner on site. These types of rentals are very different from rentals of accessory dwelling units where the owner lives on the property.

We encourage support of the ordinance subject to the following changes:

- 1. There needs to be a clear statement of purpose for the ordinance which is to protect the integrity and character of residential neighborhoods and ensure that there is an adequate supply of housing for fulltime residents of Chelan County.
- 2. We believe a limit of 5 bedrooms and 10 people plus children is too intense a use for most residential zones in the unincorporated area, especially zoning districts of 5 acres or smaller. We support a limit of 4 bedrooms and/or a maximum limit of 10 people including children.
- The requirement for offstreet parking is important but it is not adequate. All the
 parking for the occupants must be provided offstreet so one space per bedroom
 is a more realistic requirement.
- 4. We support the new enforcement requirements, especially the stipulation that permits will be suspended for one year with the third verified violation of the code. The most problematic vacation rentals in the county are the homes that rent to large numbers of guests. As many residents will tell you, calls have been made to Rivercom, the Health Department and County planning staff year after year about problems of garbage, noise, failing septics, and overflow parking with little improvement. There need to be meaningful penalties for this ordinance to be effective.
- 5. Finally, we believe the issue of density must be addressed—this is the maximum number of homes in a neighborhood that can be converted to a whole house

Friends of Leavenworth
Short Term Rental Advisory Committee
Recommendations to the Chelan County Commissioners
DRAFT July 1, 2019

Policy Goals:

Maintain the residential character of neighborhoods in Chelan County. Increase affordable housing in Chelan County.

Allow well regulated STR properties in Chelan County.

Whole House Rentals in single family residential zones of less than 30 days.

General Code Requirements:

- Limit of 10 people or fewer including children
- Maximum of 4 bedrooms
- Rentals which exceed this threshold are not allowed in residential zones, only in commercial zones.
- Conditional use permit required.
- Annual registration required with County or a vendor who tracks these units, collects fees and takes complaints and refers complaints to appropriate County agency.
- Property registration fees based on set fee per bedroom.
- Off street parking of 1 space per bedroom
- Parking must be onsite; no street parking
- Sign must be posted on outside of home with permit number, maximum occupancy and name and phone number of person to contact in case of problems. <u>Response time for complaints must</u> be within 30 minutes.
- New construction for a single family home building permit cannot be used as STR for 5 years.
- Conditional use permits for STRs do not pass on to new owner upon sale of a home. New owner must re-apply for a new CUP.

Garbage:

- All garbage must be screened <u>from the street and neighbors</u>, inaccessible to wildlife and put out for collection on<u>ly on</u> day of pickup.
- Trash cans must be removed from the street within 24 hours of pickup.

Noise:

- Must comply with County and State noise ordinances.
- Amplified sound that is audible beyond the lot lines is prohibited at any time.

June 26th, 2019

To: Planning Commission Members

I feel that there are genuine and grave concerns that the issues supposedly surrounding short term rentals (STR's) also known as vacation rentals have not been adequately studied, nor has a shred of evidence been provided publicly that warrant cause for these unfair and restrictive code amendments. I feel that the draft code proposal in front of you is not complete and really lacks some comprehensive forethought and planning. I know there will be an opportunity for the public to weigh in at later dates but I implore the Planning Commission to request supporting data that warrants the need to change our code and a more complete draft proposal to be resubmitted to your commission before moving to the next steps in this process. Fundamental questions to consider:

- Why the rush to regulate such a difficult and complicated issue lacking any supporting data to show cause?
- Why is there a line item for \$750,000 in the 2019/20 CCCD budget and there is no mention of fees in the document before you?
- Why are there no proposed permitting requirements and what does the CUP look like?
- Will all the permits be SEPA exempt?
- Why is the County opening themselves to potential liability for issues that are really neighbor on neighbor?
- Why does the proposed code call out trespassing, noise and parking and then point right back to existing code in place?
- What are the issues that exist with STR's in our community's and how does this proposed code change solve any of them?
- STR's tenants fundamentally use homes the same as long term rental tenants would. What are the property rights concerns here? What is the legal precedence?

I am a property manager in Leavenworth that manages close to 80 homes. I have good relationships with the neighbors of the homes we manage and feel strongly that the proposed document before you has been drafted in haste and that any evidence warranting even it's existence is woefully lacking for such a longstanding question of do or don't we regulate STR's. I will be in attendance tonight and would be happy to provide any information I can if requested.

Thank you, Sean Lynn owner of Love Leavenworth Vacation Rentals Sean@loveleavenworth.com
509 548 5683 Ext 103

Short Term Rental Data

June 14, 2019

Special Note

This data set is derived from 138 properties in the Leavenworth area. We compiled data to the best of our ability in this way:

- 1. We polled property managers and asked for specific annual reporting data from 2018.
- 2. We used polling data to come up with statistics to derive a data set for a single STR property.
- 3. We then multiplied our individual property data by 1500. The 1500 number represents an estimated number of STR's operating in Chelan County.
- 4. Finally, we cross checked government databases as well previous data supplied and documented in the "Cooperative Approach" plan to verify our data where we could.

Annual Revenue and Spending data in 2018

Data represents estimated annual revenue, tax revenue and booking information for all of Chelan County.

Rental rate revenue	\$38,200,000.00		
*Guest spending during stay	\$29,800,000.00		
State,County & Lodging tax	\$3,900,000.00		
Number of bookings	61,500		
Nights Occupied	153,750		

^{*}Used a Host Compliance percentage of nightly rental rate multiplied by 78% to get spending data. Cited in presentation by vendor and by director CCCD in presentations.

Wage and Subcontractor Information

Wage and subcontractor data was pulled directly from property manager databases and multiplied to reflect Chelan County estimates. Subcontractor services represents primarily house cleaners, yard care, snow removal and pool spa maintenance contractors.

Wages-Directly paid by PM's	\$7,100,000.00		
Subcontractor Services	\$8,800,000.00		
*STR wage earners in CC	1957		

^{*}Estimated full time and part time workers hired directly by PM's and subcontractors.

Neighbor Issues

Data was taken from PM's (3) who track neighbor and/or sheriff calls into their companies. Data was then multiplied to estimate all reported issues within Chelan County. We acknowledge that PM's or STR owners may not be notified on each and every neighbor issue.

Sheriff involvement- 7.5 calls annually out of 1500 homes renting or 0.005% per night rented.

Neighbor complaints to Owner/Manager-32 contacts annually out of 1500 homes or 0.02% per night rented.

Summary

We feel it is fair to say that the STR community provides great economic benefits to our residents, homeowners and local businesses. We also feel that this is data that should be considered when weighing the positive and negative impacts of STR's on our communities. The data indicates that the existence of STR's generates nearly 85 million dollars in direct revenue, tourist spending, resident wages and taxes. We were surprised at the extremely low numbers of complaints and neighbor issues. Admittedly PM's would likely have lower issues with neighbors as PM's are very proactive at resolving property issues. We invite you to request data from the Sheriff's office and please feel free to share with us. We once again request that a serious attempt be made to identify the issues surrounding STR's using data driven research before moving forward with proposed code changes.

Respectfully, The members of the Short Term Rental Alliance of Chelan County



Pacific County DEPARTMENT OF COMMUNITY DEVELOPMENT

DCD serves as the County's lead agency in land-use and environmental policy development. DCD serves as a *one stop shopping* permit center for land use project review in Pacific County.

SHORT TERM VACATION RENTALS Application Process

Alexandra Plumb, Long Beach	Senior Planner	aplumb@co.pacific.wa.us		
Jason Blakely, South Bend	Planner	jblakely@co.pacific.wa.us		



This is a step by step guide to both types of reviews for a Short Term Vacation Rental.

>>Click here for the Short Term Vacation Rental Application<<

What are Short Term Vacation Rentals?

Short term vacation rentals are single-family residential dwellings rented out for periods of less than 30 days. These types of vacation rentals are different from other, more traditional types of short term rental accommodations such as Bed & Breakfast's, Hotels, Motels, Condominiums, Time Shares, etc., in that they generally consist of renting out a residential dwelling in a residential neighborhood and normally do not have any type of management presence onsite during the rental period. Vacation rentals are relatively common in the Long Beach Peninsula and the Grayland/Tokeland areas as they are more tourist and recreation oriented.

Are Short Term Vacation Rentals Regulated and Why?

Pacific County Ordinance 184, Zoning, places some limitations and standards on the use of short term vacation rentals in specific land use districts throughout the County. Prior to the adoption of the vacation rental regulations, short term vacation rentals were prohibited in many areas of the County.

While it may seem relatively simple and an easy way to make some extra cash or help pay the mortgage on a second home, the renting out of one's home for short periods of time raises a whole host of issues and concerns. Generally, short term vacation rentals occur in residential neighborhoods, many of which contain a mixture of seasonal and permanent residents. Vacation rentals can bring large groups of people into neighborhoods for short periods of time adding to neighborhood congestion, parking problems, noise problems, garbage problems, security concerns, etc. Having large groups of strangers next door can be uncomfortable for many people.

Short term vacation rentals are considered a type of commercial use and are subject to normal State Business licensing requirements and are required to pay local taxes, including the local lodging tax.



Pacific County also wants to make sure that the vacation rental's on-site sewage disposal system is adequate to accommodate large crowds and overuse doesn't lead to a potential public health threat. Short Term Vacation rentals on an on-site septic system, will require an Operation and Maintenance Inspection performed by a county License Opermation and Maintenance Inspector. The County also wants to ensure that minimum fire and life safety matters are considered such as adequate emergency access, working smoke detectors, stair handrails, accessible gas shut-off valves, etc., so that in the case of an emergency, renters unfamiliar with the residential dwelling they are staying in, are able to make it out of the dwelling safely. Prior to license issuance, a Pacific County Building Inspector will perfrom a fire and life safety inspection.

Vacation Rental Operating Standards:

- Owners shall obtain a revocable vacation rental annual license from Pacific County (License requirements are listed within Section 21.N of Pacific County Zoning Ordinance No. 184).
- Each Vacation Rental shall be limited to no more than two overnight guests per bedroom, plus two
 additional overnight guests. The total number of guests temporarily residing in a vacation rental shall
 not exceed 10 at any one time. So, if you are renting out a three bedroom cabin, you would be able to
 accommodate no more than eight overnight guests.
- The exterior of the buildings shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yards and all vehicles shall park in designated parking areas.
- The vacation rental shall be operated in a way that will prevent disturbances to neighboring properties
 not typical of a residential neighborhood, including but not limited to, loud music, loud noises,

excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards, trespassing, barking dogs, or excess vehicles, boats or recreational vehicles parked in the streets in front of the unit.

- Garbage. Provisions shall be made for garbage removal during rental periods and said provisions shall be documented in the Property Management Plan. Proof of said service shall be provided on request by Pacific County. Any complaints regarding littering or garbage shall be resolved immediately.
- Pets. Pets shall be secured at all times while on the property. Nuisance barking by pets is prohibited.
- Phone Service. The vacation rental shall have a "land line" with local phone service. The phone
 number servicing the vacation rental shall be included in the property management plan.
 - Parking. The vacation rental shall have one off-street parking space per each bedroom in the unit with a minimum of two off-street parking spaces required.
 - Signage. One sign either attached to the dwelling or placed in front of the dwelling and containing no more than four square feet, is permitted. No off premise signage or advertising is permitted.
 - On properties containing both a residential dwelling and an accessory residential dwelling, only one residential structure may be rented out as a short term vacation rental, but not both.
 - Access. The road access to the vacation rental shall be constructed to meet minimum Pacific County Road standards and shall be adequately maintained and remain clear of obstructions, including illegally parked cares, recreational vehicles, boats, trailers, junk, etc., to ensure the unimpeded passage of emergency vehicles and other vehicular traffic.
 - Property Management. A property management plan demonstrating how the vacation rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting & licensing process. The property management plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants, etc., shall be mailed to all adjoining property owners within 300' as a condition of license approval, and shall be posted in a visible location within the vacation rental.
 - The vacation rental shall meet all applicable State and local health, safety and building codes.

Does Permit Application for the Vacation Rental Guarantee Approval?

Making the application for either the Administrative Zoning Review Permit or the Special Use Permit does not guarantee that a permit authorizing the vacation rental will be granted. These types of permits are discretionary and are based on whether (1) the applicant can demonstrate compliance with the minimum standards necessary for approval, and (2) whether issues, concerns or problems raised during the review process are able to be resolved or mitigated.

During the permit review process, the Department of Community Development or the Hearing's Examiner may impose additional conditions on the project such as additional parking, improved access, landscaping, or additional screening to ensure the proposed vacation rental is compatible with the surrounding residential character.

What are the permit requirements for Vacation Rentals in Pacific County?

All vacation rentals operating in Pacific County require a permit from the Department of Community Development (DCD). The underlying land use designation (zoning) determines the type of permit required. Vacation rentals in properties designated as Resort (R-3), Community Commercial (C-C), or Mixed-Use Tokeland (MU-T) are allowed as a permitted use and require a Type I (Administrative Zoning) review by DCD. Vacation rentals in residentially zoned areas such as the Restricted Residential (R-1), General Residential (R-2), Rural Residential (R-R), Rural Lands (R-L), or Mixed Use (MU) districts require a Type II review (Special Use Permit) in order to operate. Special Use Permits employ a public hearing process allowing for public comment and input. Vacation rentals are prohibited within the Restricted Residential (R-1) district located within the Seaview Urban Growth Area.

Are there Application Fees for Vacation Rental Permits?

Both the Administrative Zoning Review Permit and the Special Use Permit require application fees. Click here for a current fee schedule. Please note: all fees are due at time of application and are non-refundable.

>>Click here for a copy of our Short Term Vacation Rental Brochure<<

For additional information, please contact either office of the Department of Community Development.

*This information is intended only as an information guide. This information may not be complete and is subject to change.

For a compete list of fees, refer to the Department of Community Development fee schedule.

Community Development Home Page Building Division Environmental Health Division Planning Division



Date: June 25, 2019

To: Chelan County Planning Commission Re: Planning Commission Meeting June 26

We write to you today on behalf of vacation rental owners in Chelan County to express our concern that the outcome of the code process to regulate STR's has been pre-determined for the purpose of generating revenue for CCCD.

We recently became aware of the following possible pieces of evidence which form the basis of our concern:

- Budget. The <u>2019/20 Chelan County Budget</u> contains a line item to generate \$750,000 in revenue from Vacation Rentals. This represents 24% of CCCD's overall budget.
- Lack of Transparency. It is unclear how this budget will be spent or how the money will be raised since CCCD's <u>Draft Code</u> Proposal being considered makes no mention of fees, permitting or CUP processes.
- Public Notice. Residential homeowners in the building permitting process are already being told that "draft permits are currently being reviewed" (email 1), "CUPs are required" (email 2) and that "Our managers and director are trying to get this adopted ASAP." (email 3)
- Lack of Cause. Despite our repeated requests, no evidence has yet been offered to substantiate the claim that STR's are responsible for significant nuisance complaints. Our evidence suggests STR's generate minimal issues.
- Fast Tracking. The speed at which these codes are being considered for a vote seems unusually fast compared to previous processes, especially given the lack of evidence or cause.

We ask the Planning Commission, CCCD and Commissioners to engage in good faith without pre-supposing the outcome of this process for budgetary reasons, which could endanger the STR industry and risk greater long-term revenue for the county.

Sincerely,

STRACC Executive Board

About STRACC

The **Short-Term Rental Alliance of Chelan County** is a coalition of homeowners, property managers and affiliated businesses dedicated to defending and protecting the experience for both property owners and visitors. STRACC represents, supports, and protects residential vacation rentals by setting the minimum standards of practice and ethics and by working with elected officials, government staff, and the media on issues that affect the industry.

Our Mission

The mission of the Short-Term Rental Alliance of Chelan County (STRACC) is to pro- mote and support short-term rentals as a necessary, valuable and important part of Chelan County tourism. By encouraging cooperation between its members, our neighbors, and the County.

Community Development - 010.020

	2019 Bu	dget Summary	
Revenues		Expenditures	
Licenses & Permits Charges for Goods & Services Fines & Penalties Miscellaneous Revenue	1,377,440 953,090 782,500 250	Salarles & Wages Personnel Benefits Supplies Services Interfund Payments	1,465,685 578,250 26,450 350,762 91,307
Total	3,113,280	Total	2,512,454

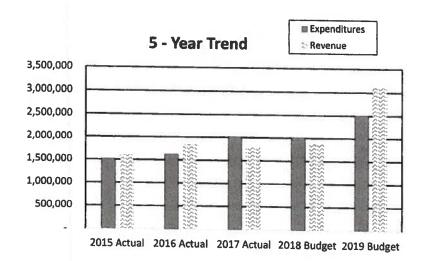
Program Description:

Community Development is a first contact/response department dealing with Planning, Building, Code Compliance and other land use and construction issues. Below is a brief description of department responsibilities.

Building: administration and enforcement of the following programs and activities: International building, residential, mechanical, and the uniform plumbing codes; FEMA flood protection requirements; Washington State Energy Code; and ADA & Washington State Barrier Free Design Requirements. Activities include permit application intakes, plan reviews, permit Issuance, and filed inspections during construction.

Code compliance: principle mission is code enforcement & compliance, while also providing general support services to Building and Planning.

Planning: primary responsibilities include the review & coordination of land use permit approvals, coordination of comprehensive land use planning efforts and to provide public assistance on questions regarding land development, subdivision, land use and zoning, environmental applications & shoreline development. In addition, provide technical support to the Planning Commission; Hearing Examiner; Board of County Commissioners, Community Councils and other agencies on a wide array of community development Issues. This division is also primary lead in coordination of planning efforts between the County and the 5 Cities within the County.



Expenditures

Building/Fire		
010.020.52420.11.601	Building Official	87,036
010.020.52420.11.602	Plans Examiner I/Inspector	62,139

010.020.52420.11.604		56,269
010.020.52420.11.605	- maning moreotor ii	62,036
010.020.52420.11.606	Georginator	54,482
010.020.52420.11.607	· · · · · · · · · · · · · · · · · · ·	53,704
010.020.52420.11.608	The state of the s	50,103
010.020.52420.11.609	- Trime i doinitolali	50,103
010.020.52420.11.610		50,103
010.020.52420.12.600	Overtime	3,000
010.020.52420.21.000	Social Security	40,390
010.020.52420.22.000	Retirement	67,739
010.020.52420.23.000	Medical-Dental-Life	99,000
010.020.52420.24.000	Labor & Industries	2,092
010.020.52420.25.000	Unemployment Compensation	792
010.020.52420.31.001	Office & Operating Supplies	1,500
010.020.52420.31.160	Books & References	750
010.020.52420.35.000	Small Tools & Minor Equipment	1,000
010.020.52420.35.100	Software	5,000
010.020.52420.41.200	Advertising	500
010.020.52420.42.010	Telephone - Departmental Cell Phones	1131317
010.020.52420.43.000	Travel	2,600
010.020.52420.49.000	Miscellaneous	2,500
010.020.52420.49.001	Printing & Binding	1,000
010.020.52420.49.010	Dues Subscriptions & Memberships	450
010.020.52420.49.020	Contractual Services	1,000
010.020.52420.49.080	Education/Registrations	1,000
010.020.52420.90.530	Motor Pool	5,000
Total Building/Fire		33,500
		794,788
Administration/Code En	forcement	
010.020.55860.11.001	Director	105,000
010.020.55860.11.002	Executive Assistant	53,703
010.020.55860.11.103	Planning Technician	41,459
010.020.55860.11.104	Planning Technician	52,914
010.020.55860.11.999	Extra Help	7,800
010.020.55860.12.600	Overtime	
010.020.55860.21.000	Social Security	5,000
010.020.55860.22.000	Retirement	21,395
010.020.55860.23.000	Medical-Dental-Life	35,882
010.020.55860.24.000	Labor & Industries	44,000
010.020.55860.25.000	Unemployment Compensation	2,561
010.020.55860.31.001	Office & Operating Supplies	420
010.020.55860.31.160	Books & References	8,000
010.020.55860.35.000	Small Tools & Minor Equipment	750
010.020.55860.35.100	Software	1,200
010.020.55860.41.200	Advertising	2,000
010.020.55860.42.010	Telephone - Department Cell Phones	1,200
010.020.55860.42.011	Telephone - Office Phones	1,200
010.020.55860.42.012	Telephone - SCAN	2,600
010.020.55860.43.000	Travel	900
010.020.55860.45.000		1,000
010.020.55860.48.000	Operating Rentals & Leases	15,000
010.020.55860.49.001	Repairs & Maintenance	18,500
010.020.55860.49.002	Printing & Binding	1,000
010.020.55860.49.010	Archiving/Digitizing Land Use Permits	4,500
010.020.55860.49.010	Dues Subscriptions & Memberships	1,000
010.020.55860.49.020	Contractual Services	67,062
010.020.55860.49.021	Hearings Examiner	47,000
V 10.020.55660.49,08()	Education/Registrations	5,000

010.020.55860.90.530	Motor Pool	
010.020.55860.90.540		5,500
Total Administration/Co	Tort Claims & Insurance	41,307
· · · · · · · · · · · · · · · · · · ·	de Emorcement	594,853
Planning		
010.020.55861.11.100	Assistant Director	
010.020.55861.11.101	Planning Manager	80,523
010.020.55861.11.102	Senior Planner	88,776
010.020.55861.11.104	Planner II	68,180
010.020.55861.11.105	Planner I	64,570
010.020.55861.11.106	Planner I	53,704
010.020.55861.11.107	Assistant Planner	51,147
010.020.55861.12.600	Overtime	49,693
010.020.55861.21.000	Social Security	3,500
010.020.55861.22.000	5000	34,968
010.020.55861.23.000	Retirement	58,645
010.020.55861.24.000	Medical-Dental-Life	77,000
010.020.55861.25.000	Labor & Industries	2,499
010.020.55861.31.001	Unemployment Compensation	760
010.020.55861.31.160	Office & Operating Supplies	1,500
010.020.55861.35.000	Books & Reference	500
010.020.55861.35.100	Small Tools & Minor Equipment	750
010.020.55881.41.200	Software	3,500
010.020.55861.41.200	Advertising	16,000
010.020.55861.43.000	Telephone - Department Cell Phones	1,200
010.020.55861.43,100	Travel	1,750
	Planning Commission Support	3,000
010.020.55861,49.000	Miscellaneous	1,000
010.020.55861.49.001	Printing & Binding	500
010.020.55861.49.010	Dues Subscriptions & Memberships	1,750
010.020.55861,49,020	Contractual Services	35,000
010.020.55861.49.080	Education/Registrations	3,500
010.020.55861.90.530	Motor Pool	5,500
010.020.55862.11.001		88,776
010.020.55862.11.002		64,207
010.020.55862.11.003		56,158
010.020.55862.12.600		1,600
010.020.55862.21.000	5 8	20,281
010.020.55862.22.000		34,013
010.020.55862.23.000		33,000
010.020.55862.24.000		2,499
010.020.55862.25.000		314
010.020.55862.41.200		500
010.020.55862.42.010		1,800
010.020.55862.43.000		750
010.020.55862.49.001		250
010.020.55862.49.010		750
010.020.55862.49.020		101,500
010.020.55862.49.080		1,500
010.020.55862.90.530		5,500
Total Planning		1,122,813
Total Expenditures		2,512,454
Revenues		
010.020.32210.01.000	Di didin a	
010.020.32210.01.000	Building	1,016,800
010.020.32210.03.000	Mechanical	49,600
V 1414EV.UZE 1U.UJ.UUU	Plumbing	57,040

010.020.32210.05.000	Zoning & Subdivision	254,000	
010.020.34181.00.000	Copies	434	
010.020.34583.00.000	Expedited Permit Review Fees		
010.020.34583.01.000	Building - Plans Checking Fees	5,000	
010.020.34583.02.000	Planning - Permit Review Fees	713,620	
010.020.34583.04.000	Uniform Fire Code	106,640	
010.020.34583.06.000	Scoping Meeting	12,400	
010.020.34586.00.100	SEPA Fees - Building	3,500	
010.020.34589.01.100	Research Fees - Building	620	
010.020.34589.01.200	Research Fees - Current Planning	3,500	
010.020.34589.01.300	Research Fees - Long Range Planning	3,500	
010.020.34589.01.400	Research Fees - Permit Center	2,500	
010.020.34589.02.000	Flood Control	2,500	
010.020.34589.03.000	SEPA CD Review Fees	25,000	
010.020.34589.04.000	Archiving/Digitizing Plan Surcharge	12,276	
010.020.34589.05.000	File Archive/Digitizing/Publish Drawings	1,250	
010.020.34589.06.000	Site Inspection Fees - Building	19,840	
010.020.34589.07.000	GIS/Permit Tracking Maint Surcharge	5,000	
010.020.34589.08.000	Electronic Transaction Surcharge	29,760	
010.020.34589.09,000	Site Inspection Fees - Planning	1,500	
010.020.34900.00.186	Forest Title III	3,000	
010.020.35370.00.000	Code Violation Civil Fines	1,250	d
010.020.35370.01.000	Vacation Rentals	7,500	240
010.020.35900.01.000	에 어떤 경우를 하는데 되는 아무리를 하고 있다. 이 아무리를 하고 있는데 있는데 이번에 있는데 말을 하는데	750,000	1 die
010.020.35900.02.000	Building - "After the Fact" Fees	20,000	
010.020.36991.00.000	Planning - "After the Fact" Fee Miscellaneous Revenue	5,000	
1.00.000	Miscoligitacing Meveune	250	

2, 463, 250 W/o Vacaten Kentals

Total Revenues

Date: June 24, 2019 at 11:14:17 AM PDT

ResidenT Leavenworther

Now I understand! We are still working on that. There is a draft permit currently being reviewed/revised. We still do not have a set timeline but I know our managers and director are trying to get this adopted asap!

Thank you,

Tony Barragan
Permit Technician
Community Development Department



316 Washington Street, Suite 301, Wenatchee, WA 98801 Phone: (509) 667-6331 | Fax: (509) 667-6475 antonio.barragan@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From:

Sent: Monday, June 24, 2019 10:57 AM

To: Antonio Barragan

Subject

External Email Warning! This email originated from outside of Chelan County. Do not click links or open attachments unless you recognize the sender and know the content is safe

Thank you. I can use this as my receipt.

I was referring to the short term rental permit you told me was required (see email thread below).

Check out Acorn Studio on Airbnb for your next visit to Leavenworth!





VACASA

From:

Date: May 31, 2019 at 3:25:57 PM PDT To: Daniel Eby eby.dan@gmail.com

Subject: Chelan County

Dan,

Hey! I hope all is well with you. I was wondering if you would be available to speak today, tomorrow or Monday about the r. To Sky also operates homes in Chelan County.

The county told us that a Conditional Use Permit (CUP) is required to manage our homes in Chelan County, and It looks lil

Definition of Guest Inn: "a facility with one kitchen, a shared dining area, with not more than a total of six lodging uni

Thanks Dan and let me know if you have 15 minutes to chat or you can respond via email. I sincerely appreciate your assist

NSURANI NULL of the Owner or their Quests for the Damages they caused, mantatory. Commercial FNSURANCE 10

Kaven Haine 1380 Commercial St Leavenworth w Proposed ordinances seem reasonable zoning as commercial

I A

The "party house" is across the wentitiver and Yu mile aways Not In city limits we used to wake up at midwaps to houd music, people screaming at the cold water Id call the police, and soon it would be given but hard for husband who woke up at 530 to drive at the ER at 3 am.

A Sew years ago I spent a few hours Finding who managed the party house

I couled the management company, spoke to a very organized person, she provinted to help me out,

No problems in the last two years

It's not the size, it's the management of the house or the size of the lot.

Loro Pitre Orchards

Accountability

AID WA HOW DIA

My Name is Mike Stanford. I am the current President of the Chiwawa River Pines HOA Board of Trustees. I have held this position for 25 years. I live at 2393 Kinnikinnick DR, Leavenworth WA, 98826 I have lived at this address for 38 years.

Our Association has 367 lots and 307 individual owners. We are located at the confluence of the Chiwawa and the Wenatchee rivers. We currently occupy approximately 450 acres. I have a brief statement from the board to read and to submit for the record to the commission.

Chiwawa River Pines has a long history of Short Term Rentals. We currently have right around 32 dwellings being used as short term rentals. As you may be aware, Chiwawa river Pines has been through the court system concerning short term rentals where ultimately the Washington Supreme Court ruled that our owners could rent their "single family residents" for any length of time. The issue of whether or not an owner could rent for any length of time was the only question the court ruled on.

Over the years, the Chiwawa Board has gotten feedback on this issue from its owners. As it has always been, the vast majority of our owners are in favor of some sort of short term rental regulation.

As the main contact for our owners, the board can confirm that all of the issues surrounding short term rentals do in fact exist. Noise, overcrowding, sewer, parking, property trespass, reckless driving, garbage and illegal fires are all issues that we hear about from owners who live next to, or near a short term rental.

The Chiwawa Board of Trustees supports the county's efforts to regulate this activity. We feel the county has the obligation to manage the counties growth the best they can and to protect all of its citizens, as it has done in the past with other codes such as building, zoning, traffic, fire and other land use issues.

Thank You.

P.O. Box 366 - 509-664-4934

LEAUSKUOTIN 98826

Shaun Seaman 10463 Titus Rd Leavenworth - statement about our rentals

Support Draft Polas AS was from But to musical marky Fallow Common to Form

Unst Horny

I want to anchor back to the 2017-2037 Chelan County Comprehensive Plan -

I want to anchor back to the 2017-2037 Chelan County Comprehensive Plan Chapter 5.

In this chapter there is a recognition of affordable housing needs, as well as the impacts to year-around residents due to seasonal rentals

The Executive summary states there is enough existing and projected housing stock for the next 20 years. Does that really account for loss of HOUSING stock to commercial short-term rentals?

Furthermore the Goals in this chapter include:

Goal H1 – availability of affordable housing

Goal H.2 – Promote a variety of residential densities and housing types

Policy H.2.4 – Encourage appropriate placement and use of vacation rentals

Rationale: Vacation rentals impact the character of a neighborhood and impact housing stocks.

These are words from the plan which this commission is to help support

Goal H3 – Preservation of existing housing stock

Goal H4 Support regulatory changes to promote affordable housing

No goal is to encourage the proliferation of short-term rentals but just the opposite.

I question the vacancy rate of 12.4% on page 7 of the Housing element chapter. It appears that the need to account for seasonal rentals as noted in the plan may not have been followed. Doing so would lower the vacancy rate considerably and shine a bright light on the issue.

Finally - There is a real impact of short-term rentals to residents of Chelan County – regardless of what you have been asked to believe.

I ask you to support robust permits and enforcement and to consider the goals and policies of the Plan.

Finally, I ask If not you, who? Do what is right and do not be swayed by threats of legal action – someone has to take a stand for the voting citizens of the county.

Chelan County Planning Commission Overnight Rentals August 28, 2019

Let me be clear. I am not fundamentally opposed to some houses being used as overnight rentals. My wife and I have stayed in these facilities in various locations many times. I will concede that the vast majority of owners of such properties are wonderful people and caring community members. This is absolutely not, in my mind, a battle between the "good guys" (residential neighbors), and the "evil owners" of overnight rentals. However, most of the testimony I have heard and read from those who oppose overnight rentals has to do with their impact on their immediate neighbors — the problems that are created by added traffic, parking, noise, and garbage. These are very real concerns for those who live in the immediate vicinity of overnight rentals. But there are broader issues, tangible and intangible, that I believe must be addressed when looking at how to regulate these properties, and these are ones that get at the heart and soul of what it means to be a community. Even if we could completely "solve" ALL the issues of noise, parking, garbage, these issues would remain and should be addressed by those of you tasked with zoning that allows us to live with divergent uses for our land.

- 1) The impact that these units have on the price of homes in the county, (especially around the tourist towns of Chelan and Leavenworth, and especially Leavenworth with its much more limited available land, being essentially an island amidst the hills that surround it). If I am looking for a vacation home, and know that I can rent it out for those times I won't be using it, and can gross \$50,000 or more a year, (one example recently in the Wenatchee World), I can afford a much higher purchase price. Realtors and appraisers have said that being able to use a home as a nightly rental adds \$100,000 to the value of the property. I'd be willing to bet that that is a conservative estimate. This adds pressure to an already high-priced housing market. It is also what incentivizes people to convert their monthly rentals, that help provide much-needed residential housing, into overnight rentals. This directly decreases the residential housing stock of a community, NOT adding to it or even preserving what is currently there. This flies in the face of the Growth Management Acts goal number 4 regarding housing (which your own development staff has listed as one of goals needing to be addressed by any regulation). I personally know of three families in the last six months who have been forced to look for new housing, (impossible?), because the owners were moving from providing them a monthly rental, (i.e. a residence), to the property being used as an overnight rental... more housing lost in a place that cannot afford to lose more workforce housing.
- 2) Allowing every house in the county to be converted into an overnight rental means that you are allowing every house to become a de facto mini-commercial zone. To argue that these rentals are residential in nature simply because people occupy them on occasion is absurd. Is every hotel then a residential use? The argument that there is no difference between overnight rentals and monthly rentals is an absolute stretch of logic. One provides a home that is a primary residence for a member of the community and a contributor to its life, the other provides a chance to get-away and have fun. Both have

value — but one is solely to make money, which, while not bad, is the very definition of a commercial enterprise. And if it has a residential function, as the proponents want to argue, then tell me why the census lists such properties as vacant? It is precisely because they are not the principle residence of anyone. No one "resides" in these houses, which is what it means to be "residential". As a commercial enterprise, they should be allowed in zones that are zoned for that function. The whole purpose of zoning is to provide predictability in land use. It is the one function of the government that is consistently allowed — even if it restricts the landowner's private property rights — because those rights are not absolute, but are regulated so to allow us to live peaceably together. I don't have to worry about my neighbor on West street raising pigs. I also don't have to worry about a hotel going in. But without restricting where these overnight commercial enterprises can locate, no one in the county who buys a home in a residential neighborhood is guaranteed that his / her neighborhood will remain residential. That is the very definition of uncertainty, and that is what zoning is supposed to guard against.

3) Finally, even if you limit their number and restrict them to zoned areas, they still are contributing to the loss of housing and an increase in the cost of housing. In recognition of this fact, there should be a fee placed on each night, (a percent of the rental charge is the simplest and cleanest, and probably the fairest), that would go towards supplying the affordable housing units required, in part because of the impact of these rentals. This should be in addition to an annual administrative fee which should go to enforcement of the regulations. This would probably take an act of the state legislature to enable it to occur. (I'm no lawyer, but not certain we could do this new tax without their approval.) But the time is ripe for such a tax on lodging in the tourism areas that are seeing their ability to house their workforce being strangled by their popularity as a location for second (read "vacant") homes.

I don't envy you your task. You are not going to please everyone, obviously. But to simply say "we can't put the genie back in the bottle" — "we can't zone something out of existence that is already functioning", is simply not true. The genie climbed out of that bottle without being allowed out, but simply because no one was paying attention at the time. I don't have to remind you that there were many functioning marijuana growing operations when you zoned that genie back into the bottle. You owe it to everyone living in the county to not only regulate overnight rentals, but to put them in designated zones, and restrict them, so everyone can know who their neighbors will, and will not, be. This will allow for residential housing that we can be certain will remain residential. Good luck!

Carl Florea Leavenworth, WA My name is Richard Thirlby. I have one brief suggested modification of the draft and a strong endorsement of a tool that would optimize efforts to regulate the crisis of Short-term rentals. First, a suggested change in the draft. Line 92 of the draft contains a classic "should vs must" error. Current state is quote "(E) Portable fireplaces/pits must be able to be locked when burn ban is in effect." I strongly suggest deletion of "able to be." The end product would then say portable fireplaces/pits "must be locked when burn ban is in effect."

Now the endorsement: as we learn more and more about the efforts <u>world-wide</u> to regulate short term rentals, it has become clear that Chelan County is not involved in a ground-breaking process. In fact, effective solutions to this epidemic are well established. For example, Host Compliance, a vendor that is assisting municipalities deal with the issues related to STR's has in excess of <u>250</u> clients. The demographics of their clients are remarkably similar to Chelan County: Hood River OR, Beaver Creek CO, Sun Peaks Mountain Resort Municipality, Town of Jackson, WY, City of Napa, CA, , and the County of Santa Cruz, CA to name just a few. Their testimonials are extremely positive: From Pasedena..Quote: "Host Compliance's Short Rental Market Overview Reports are <u>invaluable</u>. There simply is no cost effective way for an (internal) IT department to replicate the results. The short--term rental registration website that Host Compliance built for the City of Pasadena is streamlined, easy to navigate, and could <u>not</u> have been constructed <u>in-house</u> as efficiently and as cost effective. End "

From the county of Mendocino, CA, quote "Host Compliance is an <u>amazing</u> platform to assist with locating non-compliant short-term rentals. After one complete year of using this software, Mendocino County generated revenue 10 times the cost expended.

In conclusion, uncontrolled STR's have had devastating <u>adverse</u> effects throughout the country. We do not need to reinvent the wheel. Cost effective methodologies to measure and treat the adverse effects of STR's are readily available. I would strongly suggest that Chelan County learn from the successes of hundreds of cities and/or counties across the country and leverage their experience by involving an IT expert such as Host Compliance now.

My name is Kathy Blum, 15 Helios Hills Lane, Manson, WA.

I am speaking on behalf of the Manson Community Council f which I am a member. We have also submitted a letter to Community Development with our detailed input.

We have 4 points to briefly make.

First, we ask that a moratorium be placed on all new vacation rental permits within the Manson UGA. Those that are legally permitted should be allowed to continue, those that are operating without permits should be immediately terminated until the moratorium is lifted. Our concern is the proposed draft code does not address density limits and we request further input into the code development. To date we have not been asked for agency comment.

Second, we strongly believe any code should address septic system issues. Many homes in Manson use these systems and we are concerned that they are being stressed beyond their permitted capacity. Many of our residents report septic system problems with vacation rentals due to their extreme overuse. The permitted size of the septic system should govern the capacity and they should be inspected once per year during the permit application process.

Third, we believe the code should require a traditional land-line telephone whose address is in the Rivercom database. Many areas of Manson do not have cellular service coverage, and this will insure vacationers to our area can be taken care of by emergency services should the need arise. Imagine a young child being the only one who can call 911 and either the cell phone doesn't connect or they have no idea where they are located!

Fourth, we believe the capacity limit for rentals on traditional sewer systems should be two people per bedroom plus two additional people and most importantly, children over the age to two should be counted in this capacity limit.

The Manon Community Council strongly desires to work with our county planners and commissioner in developing regulations that will benefit all parties. Thank you for your time.

Manson Community Council Members,

Kari Sorenson Chairman, Gordon Lester Vice Chairman, Cindy Smith Sec. Treasurer, Kathy Blum, and Open Position

TO:

Chelan County Community Development

FROM:

Manson Community Council

DATE:

August 17, 2019

RE:

Request for Short Term Rental Regulation Code Revisions within Chelan County

We, the Manson Community Council, have collected some recommendations for the Planning Commissioners and County Commissioners regarding updating the regulations on STR's in Chelan County. We encourage the Commissioners to adopt more strongly and more specifically worded regulations regarding these types of businesses, as we are seeing a steady decline in the quality of life to surrounding families in their homes.

We believe our suggestions should enhance the effort to:

- Maintain the rural residential character of family neighborhoods in Chelan County;
- Increase the availability of affordable housing in Chelan County;
- Allow well-regulated STR's in Chelan County that we can live with cohesively.

Below is a list of regulations we would like to see revised:

WHOLE HOUSE RENTALS IN SINGLE FAMILY RESIDENTIAL ZONES (RR5 acres or smaller) OF LESS THAN 30 DAYS.

GENERAL CODE REQUIREMENTS

- An annually applied for Short Term Rental (STR) permit is required for all STR's regardless of zoning.
- STR Property registration fees should be figured on a sliding scale of a "per bedroom" fee.
 Larger properties are harder to mitigate and take more resources.
- Limit of 10 people or fewer, including children of all ages. International Building Code considers all persons regardless of age.
- Maximum of 4 bedrooms. Five bedrooms or more are not allowed in residential zones only in Commercially zoned areas.
- Parking; OFF STREET PARKING should be required on a "per bedroom" basis. One
 parking space per bedroom, as deemed by the fire marshal to legally be used as a
 bedroom.
- All parking must be OFF STREET; no street parking is allowed.
- Sign must be posted outside the entrance of home by that includes: Permit number, expiration date, maximum occupancy, name & phone number of person to contact in case of problems. Response time for complaints must be within 30 minutes.
- New constructions for a single-family home building permit cannot be used as a STR for 5
 years.
 - When a homeowner goes to the County and signs the building permit for a "single family home," that designation must be honored following construction for a period of time. This will encourage community cohesiveness and good neighborship and discourage those who only want to buy into our small rural communities for monetary gain, with complete disregard for existing homes and families. This encourages the possibility of those homes being placed into long term, monthly rentals that we are so short on.
- Current STR Permits are not transferrable if the property is sold. New owners must reapply for a new STR Permit.
- STR's should honor and maintain the character of surrounding neighborhoods.

GARBAGE

 All garbage must be screened from view from the street and neighbors, inaccessible to wildlife, and put out for collection only on the day of collection. Trash cans must be removed from the street within 24 hours of collection.

NOISE

• STR's must comply with County and State noise ordinances which are clearly stated in Chelan County Code 7.35, regardless of time of day. (Side note: As of now, the local Vacasa Rental Manager, Daniel, is under the impression that the code can only be enforced after 10pm, and he's telling his clients this as well. I know because when I called him – he told me the same thing. This needs to be clarified.)

SEPTIC SYSTEMS

STR Permit applications should require annual certification from Chelan/Douglas County
Health Department that the on-site septic systems are adequate for the maximum
occupancy of home.

FIRE SAFETY

 Annual on-site fire inspection must be performed by Fire Marshal as part of the annual STR Permit Application Process. Home must have current and adequate fire safety equipment and evacuation routes from the home posted clearly.

SWIMMING POOLS/HOT TUBS

• Swimming pool & hot tub usage is limited to registered guests ONLY. The standard policy for hotels, motels, and B&B's all do this, as it's necessary for controlling noise and large parties.

ENFORCEMENT

- A complaint hotline with Chelan County, or outside vendor, for centralized location for all calls to come in to. This certified report must be attached annually with the STR Permit Application. Any properties with 3 or more complaints will not be eligible for permit renewal for a one year period.
- Any properties that receive 3 complaints will have their STR Permit voided immediately and will not be able to reapply for a one year period.
- All rentals found operating without a valid STR Permit will be fined and not permitted to operate or apply for a license for a one year period.

DENSITY

- There needs to be cap placed on the number of STR's allowed in neighborhoods in order to protect the neighborhood integrity. That number or percentage needs to be determined.
- If a home is in a subdivision that was granted a density bonus, with a lot smaller in size than the underlying RR zoning, short-term, whole-house rentals are prohibited.
- There should be a limit to the number of STR's that can be owned by one person or corporation.

The Manson Community Council thanks you for your time and the opportunity to have our voices heard on this really critical community development issue.

Sincerely,

Kari Sorensen

Kari Sorensen Board Chairman

Manson Community Council mansoncommunitycouncil@gmail.com

MCC STR CODE REVISION REQUEST

Page 1/3

August 22, 2019

Robert E. and Nola Johnson 10196 Ski Hill Drive Leavenworth, WA 98826 509.670.3970

Chelan County STR Public Comment

Dear Lynn Machado,

Thank you for the opportunity to address our public officials regarding the zoning issues for the Urban Growth Area in Leavenworth.

I have enclosed a copy of the County record which indicates the properties we have owned since 1960. These properties are adjacent to Ski Hill Drive, Ranger Road and Spring Street. There are now five generations of our family that have lived and still live in Leavenworth.

The illegal overnight renters have become increasingly abusive. One of the most recent incidents is cause for great concern. The overnight renters (at 10285 Ski Hill) were racing side by side, up and down the road in front of my house. This is completely unacceptable. We all should be concerned with unmindful traffic with the new elementary school in our same area.

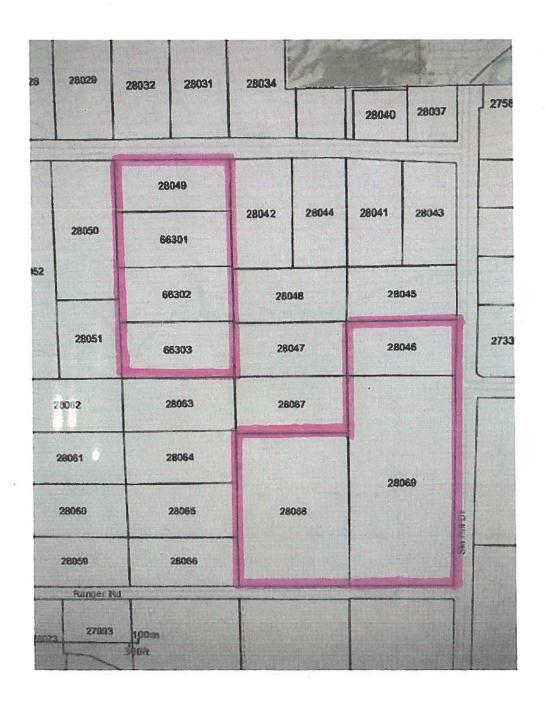
We appreciate the support of our elected officials to help maintain a safe and peaceful neighborhood.

Thank you, Nola Johnson

Copy: Bob Bugert

Properties of Robert E. and Nola Johnson

In the Urban Growth Area of Leavenworth



Wendy Lane

From:

Lynn Machado

Sent:

Wednesday, August 28, 2019 9:45 AM

To:

Wendy Lane

Subject:

FW: STR PUBLIC COMMENT - FURRER

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Tracie Furrer < furrercabin@gmail.com Sent: Wednesday, August 28, 2019 9:41 AM

To: Lynn Machado < Lynn. Machado @ CO. CHELAN. WA. US>

Subject: RE: STR PUBLIC COMMENT - FURRER

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

Dear Commissioners & Planning Commission Director,

I'm a property owner of a short-term rental in the Leavenworth area for the past 3 years. We are deeply concerned about the proposed code regulations and how they will impact our livelihood. The revenue we receive from STR's is critical to paying for our living expenses and retirement plans. We relied on the County's representation of the lawful nature of short-term vacation rentals when deciding to purchase our property. The new regulations would threaten our investment and our futures, not to mention the local economy.

We have been good stewards of our property, and caring for the surrounding community in good faith. We do our best to be respectful of our neighbors and are on call to respond quickly to any nuisance created by our guests. As far as we're aware, there has never been an incident at our rental that has resulted in a complaint to the police or required a police response.

The County CCCD has yet to provide convincing data that STR's create significantly more nuisance issues than long-term rentals or permanent residents, while the Sheriff has supplied a complete report showing only two verifiable noise

complaints that were responded to in the last two years. This means that out of some 350,000 room nights rented, there were only 2 documented complaints dealt with by the Sheriff department. We believe the county simply needs to prioritize enforcing already *existing" nuisance ordinances—codes which will work! before creating burdensome new regulations specifically targeting STR owners. This means adequately resourcing Sheriff's department staffing to respond to nuisances occurring on weekends in particular. The fines collected would pay for the additional resources and address the nuisance issues being considered much better than these new code regulations.

Please accept this letter into the public record for the second public hearing on STRs on Aug 28, 2019.

Sincerely, Tracie and Werner Furrer 425 418-0627

Wendy Lane

From:

Lynn Machado

Sent:

Wednesday, August 28, 2019 10:32 AM

To:

Wendy Lane

Subject:

FW: STR Public Comment

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: steve stroud <<u>sstroud@nwi.net</u>>
Sent: Wednesday, August 28, 2019 9:58 AM

To: Lynn Machado < Lynn. Machado@CO. CHELAN. WA. US>; sstroud@nwi.net

Subject: STR Public Comment

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

Greetings-

Help! STR are destroying our neighborhood.

I live in a residential rural neighborhood approximately one mile from Leavenworth.

Short term rentals have moved into our neighborhood to significant adverse effects.

Traffic, noise, lights, over occupancy (6-8 cars parked in front of STR), drunk rowdy behaviors, just to name a few things.

But most importantly- the <u>destruction of the neighborhood</u> as houses are being built or converted with the sole purpose of commercial use.

This is a residential zoning!

Why is there a hotel in my neighborhood?

I request that there be no STR in residential neighborhoods.

However short of abolishing STR I request:

- 1. STR be permitted, licensed, inspected, regulated, taxed.
- 2. Permits need to be contingent on neighborhood acceptance of a commercial business in residential zoning.
- 3. Any county commissioner or voting planning member with a STR need to recuse themselves from the final decision as to how STR are permitted in residential neighborhoods.

Thank you for your time and consideration Steve Stroud 10587 Fox Rd Leavenworth WA, 98826 509-433-8109

Sent from Mail for Windows 10

Wendy Lane

From:

Lynn Machado

Sent:

Wednesday, August 28, 2019 11:29 AM

To:

Wendy Lane

Subject:

FW: STR Public Comment

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Gabe Sartin < gabesartin@gmail.com > Sent: Wednesday, August 28, 2019 11:26 AM

To: Lynn Machado < Lynn. Machado @ CO. CHELAN. WA. US>

Subject: STR Public Comment

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

Hello.

I am an owner of a cabin near Lake Wenatchee that I utilize both for my enjoyment and as a short term rental. I support some amount of regulation in support of public health and safety, but disagree with the method that the board is taking. I feel like you all have jumped into solutions without asking "What is the problem we are trying to solve?" Based on what I can deduce by reading proposed regulations and meeting minutes on the subject, there is no problem statement that is being solved by any proposed regulations. Without knowing the problem at hand, it is impossible to determine if a proposed regulation does anything useful.

Once we define a problem to solve, I would request that the commission takes the following guidelines into account when proposing solutions to that problem.

1 – Budgeting for enforcement of any code or regulation should be usage based rather than flat fees. No code is needed if the place is not rented. No money is made if the place is not rented. Because of this, I should only have to pay for code enforcement proportionally to the amount of time the place is rented.

2 – Any collection of fees should be through an addition to the existing lodging tax that I remit to the county rather than implementing a complicated licensing fee structure. Extra costs will be passed to the consumer regardless, so it seems most efficient to use a collection process already in place to do that.

Thank you, Gabe Sartin 206-605-8734

Wendy Lane

From:

Kari Beckley < karibeckley@outlook.com> Wednesday, August 28, 2019 12:02 PM

Sent: To:

Wendy Lane

Subject:

Proposed Vacation rental Rules

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

Good morning Wendy.

My husband and I own a vacation rental in Chelan. It's a small 24 unit complex. We have off street parking and rules in our HOA to address any short term rental problems that may arise. We personally have been licensed as a business in Chelan and the state since we began renting in 2012. We have strictly adhered to the 2 adults per bedroom rule as well. We live in Spokane, 3 hours from our unit. We have people in Chelan we rely on if there is a repair needed. Additionally, we communicate with our neighbors, whom have our information, to ensure any issues can be remedied promptly. Thankfully, it's been a blast renting and serving our guests. We self manage. We can not afford the 35%, nor would we pay such a fee, for a chelan vacation rental company. We trust OUR screening of our guests. We trust OUR ability to provide a great vacation experience for guests and serve our neighbors best interests at the same time. No 3rd party would have the burden for such a level of care and consideration, as we have. Therefore, the proposed requirements to have a 3rd party or be 30 minutes away from the unit is something we oppose totally. It eliminates the incentive to own somewhere to go on vacation to, for us. We love chelan, and love that its 3 hours from home.

The proposal to require a short term permit, is quite frankly, just another tax. We already pay our business license and remit lodging taxes accordingly. We oppose additional taxes and regulations that obstruct businesses in good standing.

We provide all our guests with our numbers where we can be reached. If for some reason we can not be reached, the platforms we rent on are paid to assist our guests. The condo property manager, as well as our neighbors, have our contact information as well.

The proposed requirement to notify all neighbors within 300 feet is not acceptable at all. We are not comfortable or willing to provide our contact information to people we do not know. We have a right to privacy. My husband is in law enforcement and we guard our personal information for safety sake. Additionally, this is a difficult and over burdensome task. Yet, another barrier to business and over reaching, difficult to enforce regulation. We have been successful at addressing any issues that have occurred in the normal course of owning a home and dealing with people promptly.

The allowing 1 short term rental per lot is prohibitive to homeowners, and unenforceable for high density condo dwellings. This is just another incentive to abandon investing in a second home. Barriers to vacation rentals within allowed boundaries, would reduce such activity, and therefore tax revenue paid to the state and local cities.

As for parking we have 1 assigned spot for the condo, with off street overflow parking. But homes, especially large rentals, won't be able to always accommodate that. We personally have 4 grown children. If they were to all drive over at different times, due to school and work schedules, as long as they parked legally, we would be delighted to spend whatever time we can with them.

We require paying guests to agree to our rental contract which addresses all the parking, noise complaints and behavior requirements to rent. It is an enforceable legal document.

We am unable to attend tonight. Please accept these statements as our comments on the proposed changes to the county's vacation rental regulations.

Sincerely, David and Kari Beckley 509-719-6215

Vacation rental address: 1902 W Prospect Ave. Chelan, Wa 98816

Get Outlook for Android

From:

Lynn Machado

Sent:

Wednesday, August 28, 2019 2:40 PM

To:

Wendy Lane

Subject:

FW: STR Public Coment

Attachments:

2850 7 26.jpg; 2850 2 27a.jpg; 20190727_205058.jpg

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Joe Chicoine < joe.chicoine@gmail.com > Sent: Wednesday, August 28, 2019 2:29 PM

To: Lynn Machado < Lynn. Machado @ CO. CHELAN. WA. US>

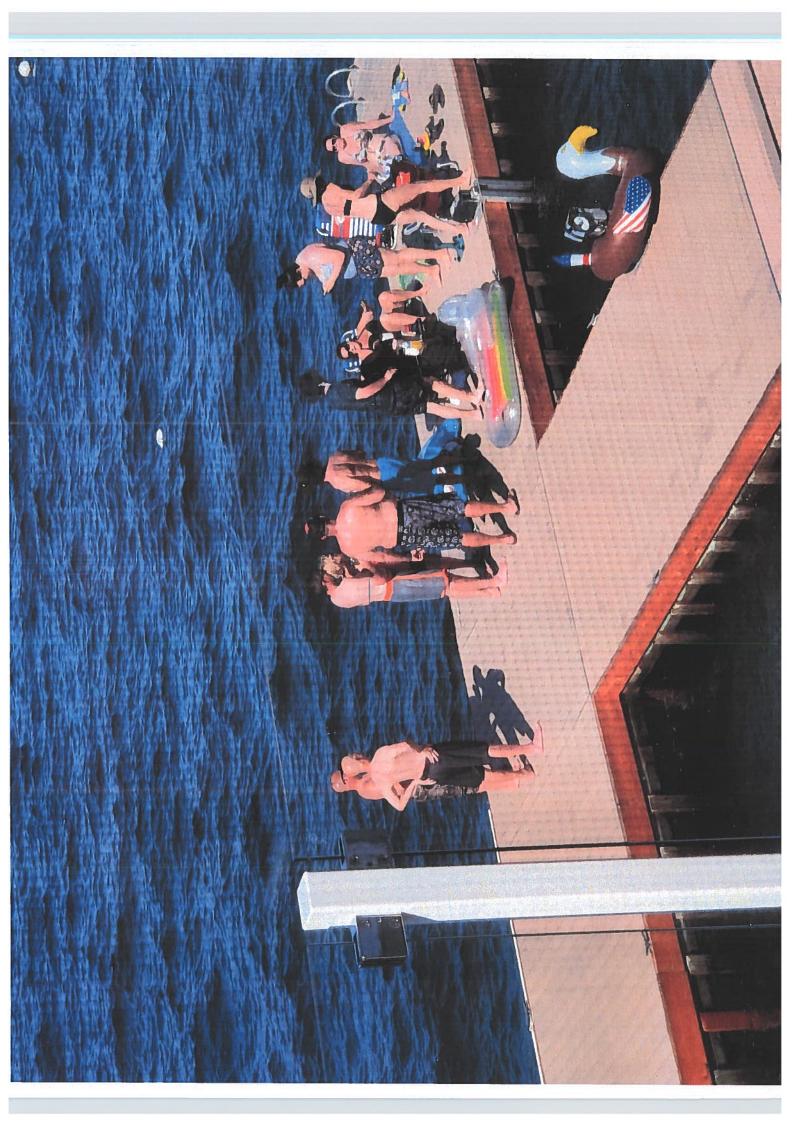
Subject: STR Public Coment

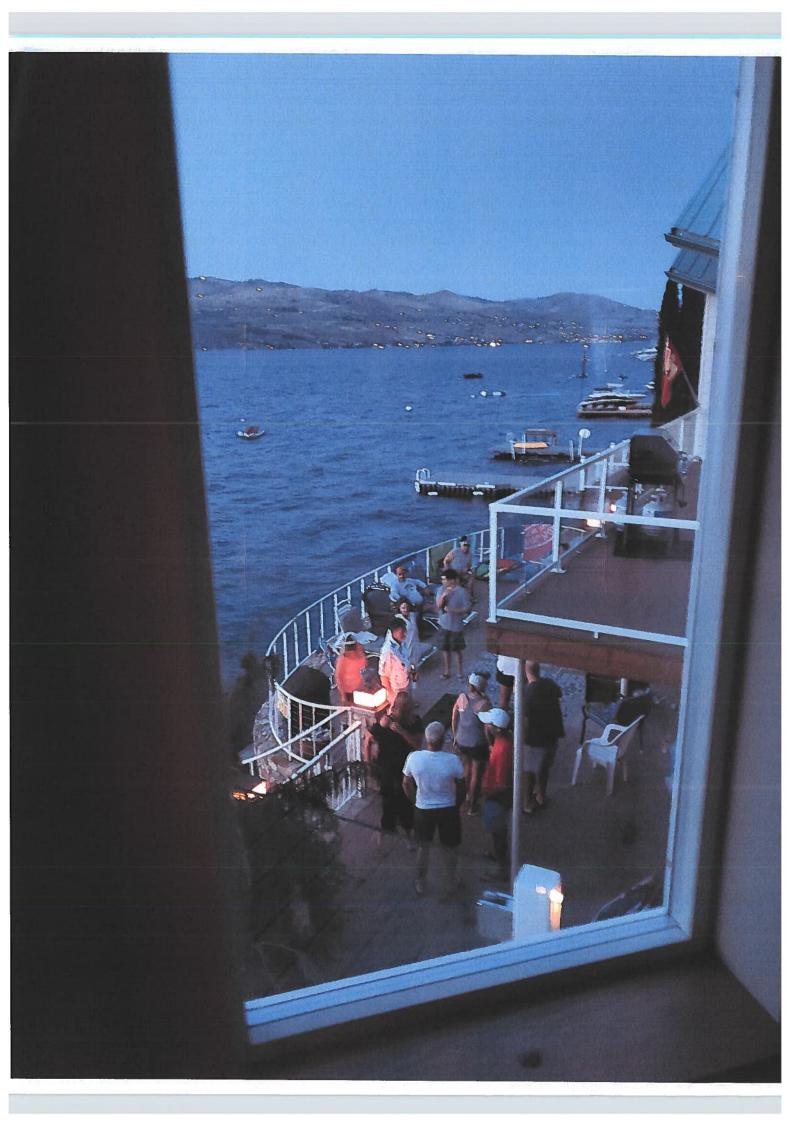
External Email Warning! This email originated from outside of Chelan County.

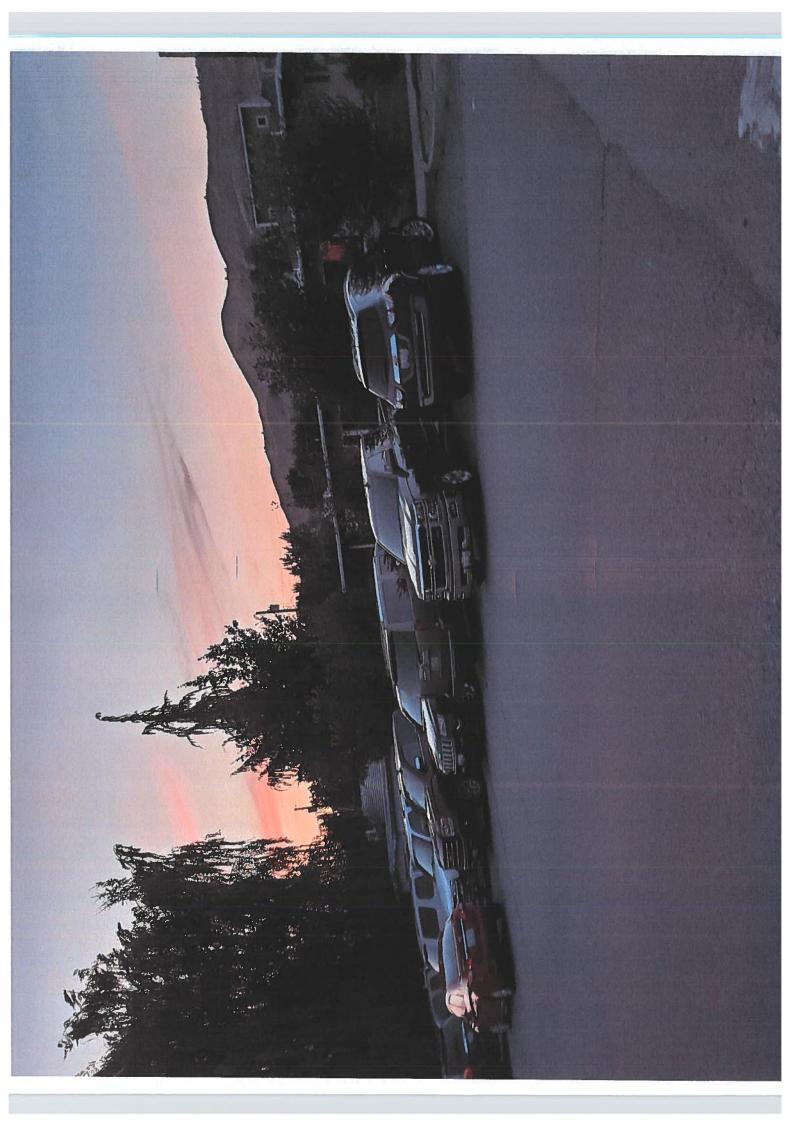
Hi Lynn,

I am out of town and am sorry that again I will miss the meeting. I have been very vocal over the last few years about owners and players like VACASA, who miss- manage vacation properties allowing our neighborhoods to be over run with excessive and obnoxious vacation goers. Doug England has extensive communication from me. It is those folks that are causing the problems. They minimally regulate and are interested in the volume and turnover. I am sure you have endless examples. I have attached a few pictures from the last couple of weeks which represents what are neighborhoods go thru week after week in the summer. I have a vacation rental and I respect my neighbors. I support what you have put together and thank you very much for working with those of us that love, live and appreciated our community.

Thanks again, Joe Chicoine







From:

Tom Monahan <celticcross3000@yahoo.com>

Sent:

Wednesday, August 28, 2019 4:12 PM

To:

Wendy Lane

Subject:

Short term rental regulations

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

We believe the regulations we reviewed are both unnecessary and burdensome. We purchased our home in Wenatchee to spend time with our family and grandchildren and these restrictions could make that untenable. The money from AirBNB we make has gone to pay the bills and make improvements on our old home. Some of the proposals don't even seem to make sense. Having to show up at the house within 30 minutes? If there is an emergency you call 911. Notifying neighbors within 360 feet? For what reason? Our neighbors know we do AirBNB and have no complaints. These unnecessary and burdensome regulations are government at its worst. I have never heard a rational explanation for why they are a necessity. Please do not create regulations based on some hypothetical and unproven theories.

Sent from Yahoo Mail on Android

From:

Lynn Machado

Sent:

Thursday, August 29, 2019 8:01 AM

To:

Wendy Lane

Subject:

FW: STR PUBLIC COMMENT

Attachments:

STR Regulations Support.docx

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: P Murph pmurph53@hotmail.com>
Sent: Wednesday, August 28, 2019 4:40 PM

To: Lynn Machado < Lynn.Machado@CO.CHELAN.WA.US >; Bob Bugert < Bob.Bugert@CO.CHELAN.WA.US >; Doug England

<Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>

Subject: STR PUBLIC COMMENT

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

Attached please a document for my input in favor of proposed regulations for STR's.

Thank you.

Patrick Murphy 91 Murphy Highlands Leavenworth, WA 98826 548-7757 pmurph53@hotmail.com The subject of nightly rentals, or STR's, is kind of an esoteric one, until one moves in next to you. My neighborhood has been dealing with a problem rental for seven years now. I have a file folder at home documenting calls to the sheriff's office, emails to officials, and emails to the owner that were mostly ignored. My friends thought I was exaggerating about the disruption to our neighborhood with the noise, the screaming, yelling, outdoor music, outdoor floodlights, cars zooming past, cars parked blocking the road, overflowing septic tanks, and noise, noise, noise. Flash forward seven years and these same friends now have STR's next to them and ask me incredulously if I knew how bad these are and that they called the county and did I know that there are no regulations and "we have to do something!" I just quietly nod and listen.

We tried seven years ago and got nowhere. Anyone who complained were immediately mocked and threatened with lawsuits from the Leavenworth Chamber of Commerce. And now, seven years later, our neighborhood has at least four of these operating. Most of the newer ones are quiet and well managed because they are small units above a garage and the owners live on-site. But this summer we have had our property trespassed on at least four times, that we know of, from one of these new ones and we have had to post signs and string ropes across our land.

My preference is that STR's be banned. I know that is not realistic, but they are gutting out our neighborhoods in Leavenworth. These neighborhoods are zoned residential but are being used as areas of commercial lodging. I know of no private residences that have 10-20 people per night along with 8-16 vehicles. These are commercial.

The STR proponents say that it is illegal to regulate them. If that were true, then most county regulations must be illegal. That just is not true.

STR proponents say to just enforce the existing regulations. They just said regulations were illegal, and now want them enforced? That makes no sense.

The economic benefits are not that significant. Most of the STR's are owned by non-residents as investment properties. As a result, the money goes out of the area. And they are great investments! Buy a property that you can't afford, have the rental income pay the mortgage, and voila, you have essentially a free house. It is a great deal if you can swing it. If all STR's were banned, would the Leavenworth tourist economy collapse? Of course not. Wouldn't make a blip.

The STR proponents say they will be self-regulating. If humans could be self-regulating, we would have no need for police, or lawyers, or judges, etc. "Self-regulating" is also a bit of an oxymoron as the STR owners are depending on the neighbors to call when there are problems. So now it is the neighbors who are doing the regulating! And what happens when the problems are not resolved? Nothing.

Please count me in support of any strict regulations that you propose. Then enforce them!

Thank you!

/s/ Patrick Murphy, 91 Murphy Highlands, Leavenworth, WA 98826

From:

Lynn Machado

Sent:

Thursday, August 29, 2019 8:01 AM

To:

Wendy Lane

Subject:

FW: STR - Comments and concerns.

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Susan Hufman < hufman@nwi.net > Sent: Wednesday, August 28, 2019 4:33 PM

To: Lynn Machado < Lynn. Machado @CO. CHELAN. WA. US>

Subject: STR - Comments and concerns.

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

Lynn and Planning Commission,

Thank you for the opportunity to comment on the draft proposed code regarding short term rentals. I have several areas of concern with the draft code as well as a question regarding how the Leavenworth UGA will be treated.

First the county-wide proposed code:

Enforcement. This is a key issue. WHO is enforcing this? HOW do we report issues to start the 1, 2, 3 strikes penalties? Who will keep the tally of strikes? Will there be automatic county-led enforcement after 'strikes' or will the residents have to continue reporting and reporting? It may be that the County has to hire an enforcement person to be paid from the fees and fines - or just a regular part of the County budget.

Parking. One off street parking space per two bedrooms is **not sufficient.** The rentals near us in the Ski Hill loop area routinely have one+ car per bedroom as they are rented by groups of adults, not families with children, and thus there is one car for every bed - including every one of those sofa beds in the living room or game room that do not count as a

"bedroom." I suggest a <u>minimum</u> of one space per bedroom but it really should be one parking space per sleeping space - whether bedroom or sofa bed.

The fine. A \$750 fine is too low. That's less than a weekend rental - and in some cases less than one night's charge.

300 ft. notice: Please consider expanding the 300 feet rule for notification to neighbors. We are routinely impacted by nightly rentals that are over 300 feet from us.

Trash. Bear issues abound around Leavenworth, yet trash and recycling bins are left out on the road for days at a time by short term rentals.

One per lot. What is one 'lot' for the purpose of this? Density is a big issue to many of us as we see our residential neighborhoods turn into commercial lodging zones.

Urban growth area for Leavenworth. We need clarity and enforcement.

Will the County align the UGA with the City regulations? We have continually been told by both City and County staff that the UGA should mirror the City regulations, but that has never been instituted. Will the County address it at this juncture? It would certainly be appreciated.

We seem to be in no-mans land. The City will not enforce in the UGA and the County has in the past deferred or avoided enforcement with a generic letter about priorities and we clearly are not on that priority list. We need a clear decision and clear regulations that reflect the City of Leavenworth. We need enforcement.

Thank you for your consideration.

I appreciate the opportunity to share my concerns and questions.

Susan Hufman

From:

Lynn Machado

Sent:

Thursday, August 29, 2019 8:04 AM

To:

Wendy Lane

Subject:

FW: STR Public Comment

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801

Phone: (509) 667-6225

lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: katie@kadhanson.com < katie@kadhanson.com >

Sent: Wednesday, August 28, 2019 3:40 PM

To: Lynn Machado < Lynn.Machado@CO.CHELAN.WA.US > Cc: Jason Hanson (iakonu@gmail.com) < iakonu@gmail.com >

Subject: STR Public Comment

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

I'm reaching out to express my concerns about the short term rental proposals. The proposals would reduce my ability to rent to larger groups/ families. As a result this would have an impact on my income and the overall value of my property. This would dramatically impact my rental property as well as many other similarly situated properties. As a result this would have an negative impact on local businesses who are frequented by my guests.

I run a responsible rental that complies with all safety standards that one would have in their own home. My rental is by no means a "flop house", but only allowing 2 adults per bedroom is not reasonable to meet the needs of my guests. For example, one of my bedrooms has 1 full sized bed and 2 twin beds. The combination is perfect for families as well as a group of ladies who are doing a "girls weekend". The proposals would not allow for 3-4 adults to be in that bedroom. I also have a pull out couch. The proposals would not allow for anyone to use that. I have an enclosed loft (but no door so not technically a bedroom) with 2 twins. The proposals would not allow for that to be used for 2 people. The proposals as written would only allow for 6 adults to rent my property. I regularly rent to 10-12 adults. Reducing the amount of people I can rent to would have a substantial impact on my rental income as well as to the guests that my property serves.

I frequently rent to parents who are looking for the ability to have their adult children as well as their grandchildren all stay together for the weekend. My husband and I specifically built another building on our property so that we could accommodate more friends and family in addition to larger groups. The short term rental proposal would not allow for us to legally rent to larger groups. Why does it make sense to limit this? If families or groups feel that the space is adequate for them, then why prohibit it? Larger rental homes can be cost probative and therefore are looking to spread the expense over a larger group of people. Many families would not be able to rent 2 houses just to accommodate their group size.

My cleaner and her husband who is a handy man live just down the street. They are always there to provide for any emergencies that come up while my renters are there. They ensure that my rental is clean and safe. This is their livelihood. Their business and other businesses in the area rely on short term rentals. I implore you to reconsider the proposals that you are considering.

Katie Hanson Owner, Sunshine Daydream Cabin (206)618-0697 Cell katie@kadhanson.com

For pictures & reservations- http://www.vrbo.com/437727

For pictures & reservations- https://www.airbnb.com/rooms/21110688?s=51

Like us on Facebook to get additional pictures, more information & last minute specials! http://www.facebook.com/SunshineDaydreamCabin

From:

Lynn Machado

Sent:

Thursday, August 29, 2019 8:05 AM

To:

Wendy Lane

Subject:

FW: STR PUBLIC COMMENT

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Bob Fallon < bobfallon@gmail.com > Sent: Wednesday, August 28, 2019 3:14 PM

To: Lynn Machado < Lynn.Machado@CO.CHELAN.WA.US>

Subject: STR PUBLIC COMMENT

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

To: Chelan County Planning Commission Chelan County Commissioners

From: Bob Fallon

12275 Village View Drive Leavenworth WA 98826 bobfallon@gmail.com

509-548-4684

Re: Code Development of Short Term/Vacation Rentals

I previously submitted written and oral comments on this issue but after considerable conversations with neighbors and study of this issue on a state, national and international scale I would like to add or emphasize some points.

There are 3 main reasons why STRs are an issue.

- They detract from neighborhoods and the sense of community
 4.
- 5. They decrease the availability and increase the cost
- 6. of housing for full time residents

7. 8.

- 9. They occasionally are the sites of disturbances and detract
- 10. from the health, welfare and safety of citizens

11.

The Draft STR Code is a good start for ensuring registration and enforcement of the code.

However, and this is my main point, there is one glaring omission. The proposed code permits STRs in all residential zones. There has to be a limitation on the number and density of these businesses. There are an estimated 2500+ units in Chelan County with no end in sight. Some of our communities are in peril.

I would propose these limitations:

- In residential zones of R10 and denser any STR would
- 3. have to be the primary residence of a full time resident and the resident must be present when the property is rented. No more than 2 rented bedrooms per property.

4.

5.

- 6. When allowed in a residential zone, full house rentals
- 7. must have no more than 4 bedrooms, renters of all ages count. Only registered guests may be present at any time.
- 8.

9.

- 10. Throughout the county in all residential zones no person
- 11.or entity may own more than one STR of any type. Outside investors have moved in and are exploiting the wonderful features of Chelan County that the residents have protected or developed.

12.

13.

14.

15. A mechanism has to be developed to limit the density of STRs.

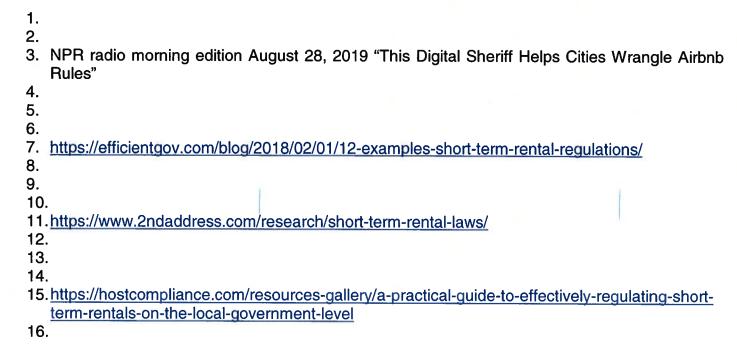
16.

I would allow larger STRs in commercial zones(they are businesses after all), resorts and agricultural and forest areas(the latter two perhaps with CUPs).

Many consider size and density restrictions as too difficult, draconian, unAmerican, a violation of private property rights, etc. However, jurisdictions in Central Washington, Washington State, the nation and the world have moved to protect their communities from excessive burdens of over tourism. Chelan County is the epicenter of the issue in Washington and must not shirk its responsibility to protect its residents from a growing menace.

I like Host Compliance as an adjunct to the enforcement mechanism.

Some references:



This one is particularly good; very comprehensive discussion

From:

Shannon Tait < johannsmountainviewsuite@hotmail.com>

Sent:

Thursday, August 29, 2019 8:40 AM

To:

Wendy Lane

Subject:

Short Term rentals

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

Good morning,

We were not able to attend the STR meeting last evening, but I wanted to send an email.

We have owned our vacation rental condo since July 2012 in Leavenworth. We have never had one issue with neighbors, the county, or sheriff's being called.

We also live in Leavenworth and we are 2 miles away from our vacation rental condo. In 2016, we built our full time home, as well as a vacation rental cabin on the same property. Once again, we have never had one issue with our guests, county or the need for sheriff's.

My husband had to retire a few years back due to having Parkinson's and we rely on the vacation rentals as our source of income.

If we cannot rent our properties, we would not be able to make the mortgage and would need to sell them.

It sounds like there are already rules in place and not sure why the need to go through this process. My hopes are that the vacation rentals that are not following the rules and causing grief for neighbors, will be given notice and fined until they do.

Some are making a bad name for most of the good owners.

We are happy to follow any and all rules and regulations that will be put into place for vacation rentals.

Thank you Shannon & Mike Tait 425-238-0941

From:

Lynn Machado

Sent:

Thursday, August 29, 2019 9:35 AM

To:

Wendy Lane

Subject:

FW: STR Public Comment

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machad

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Mark < toklat2@nwi.net >

Sent: Thursday, August 29, 2019 9:16 AM

To: Lynn Machado < Lynn. Machado @CO. CHELAN. WA. US >

Subject: Re: STR Public Comment

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

Note: These comments were previously sent to Chelan County Community Development (E-mail Kirsten Larsen) on 8/26/19.

Sent from my iPhone

On Aug 29, 2019, at 9:12 AM, Mark < toklat2@nwi.net > wrote:

Dear Commissioners:

We are homeowners in the Sunnyslope Subarea. Our subdivision is zoned for single family residential use. We have lived in our home for 16 years.

In April if this year, the house directly behind us was sold. It was then immediately converted into a VRBO by the new absentee landowner owner who told me that they have no intention of living in the home. This VRBO being advertised for use by up to 16 people, including for "work and church retreats." This use presents an adverse effect to us as landowners in this zoning district.

We question how is this commercial use compatible with single family residential neighborhood use? For us, living here is now like having a Holiday Inn next door. There is a constant churning of people, vehicles, and noise. How would you feel if it was next door to you?

We are totally against VRBOs in our neighborhood. They are not compatible with single family home ownership and use. They are a business and should only be allowed in areas zoned for commercial and business use.

Additionally, we have protective covenants that do not allow for rental properties in our neighborhood; however, to enforce these covenants, we would have to take our so-called "neighbors" to court. The county should not adopt rules that subvert these existing covenants.

In closing, we urge you to not allow short-term rentals in areas zoned Single Family Residental.

Sincerely,

Mark & Nina Schulz 3695 Ridgeview Pl Wenatchee, WA 98801

Sent from my iPhone

From:

Shawn Hosford <shawnhosford@comcast.net>

Sent:

Thursday, August 29, 2019 12:32 PM

To:

Wendy Lane

Subject:

Short Term Rental Regulations

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

Dear Chelan County Planning Commission,

Unfortunately, I have not been able to attend the Public Testimonies so I am sending this comment in my place.

We have a very unique situation. We are home owners of a vacation property in Yodelin, and have been for the last 20 years. When we first purchased this house it was a good size for our family. Due to snow load (in 1999) and the inability of the structure to withstand this unusual load we had to rebuild the home in 2000. When we rebuilt, to ensure our safety ourselves and others, we added a 3/4 basement with a strong structure underneath and in the surrounding walls.

In any case, as time went on, the home was too big for our use. Four years ago Stevens Pass management made a plea to our community. They desperately needed housing for their employees. Three years ago we decided to separate the house into two units. This enabled us to support Stevens employees' needs. We have rented to Steven's employees for two seasons (during the winter only) and in the summer we rent both units out on Airbnb (as Steven's Employees have no need for housing in the off season). I realize how unusual our situation is but thought it important to share.

We are privileged enough to not need this income at this time, but feel thankful to be able to provide a space for low paid employees in the winter and families who want to enjoy the mountains in the summer.

I would bet that there are many scenarios that you all are considering. I trust you all will include the need for Steven's employees housing in your consideration.

Best, Shawn Hosford

206-368-3945 H/O 206-963-1594 C

From:

Lynn Machado

Sent:

Friday, August 30, 2019 7:35 AM

To:

Wendy Lane

Subject:

FW: STR PUBLIC COMMENT

Attachments:

STR Nuisance Study.pdf

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225 lynn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: gouldw@charter.net < gouldw@charter.net>

Sent: Wednesday, August 28, 2019 11:45 AM

To: Lynn Machado < Lynn. Machado @CO. CHELAN. WA. US>

Subject: STR PUBLIC COMMENT

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

Sent from my LG Mobile

Bill Gould

STR Public Comments August 28, 2019

1071 Wenatchee Height Road

Wenatchee WA 98801 (509) 885-8570

Please provide the Planning Commissioners the following comments:

Nuisance Reporting:

The attached study found the presence of Short Term Rentals might actually reduce the rate of nuisance complaints; possibly, because of the type of occupant that utilizes the STRs.

Time of Completion:

I recommend you require permit and CUPs submittals in phases starting with the City of Leavenworth first (given the complaints are primarily there) for the two reasons listed below:

Reason #1: A typical CUP requires 3 months from submittal (including SEPA), through the public comment period, and ultimately receiving a response back from the hearing examiner. What do you think will happen time wise should Chelan Co. and the hearing examiner receive potentially hundreds of new CUP applications?

Reason #2: A typical simple permit, including inspecting the property, will take no less than 2 days to accomplish. Expect to see around 1,400 request for short term permits at one time. To process and endorse all the permits within 2 months (a realistic expectation), will require 65 full time employees: (1400 permits X16 hrs/permit) / (8.33 weeks/X40hrs /FTE /week) = 65 FTE. Obviously, Chelan County does not have 65 extra permit and inspectors available.

Regarding the Draft Short Term Rental Code Language, below are requested changes:

Item 11.93.380(2): Add back the following: No more than two overnight guests per bedroom plus 2 additional persons shall be accomplished at any one time. The reason for this change is to have a realistic expectation of users: How can any of us verify the number of guests actually decide to sleep in each bedroom and if someone decides to sleep on a couch why criminalize a guest for sleeping on a couch?

Item 11.93.380(9)(A)(iii): the proposed 30 minutes response time is a made up value (I was at the Commissioner's meeting when they came up with this number). Instead, recommend to the Commissioners to follow their own Chelan Co. response time requirements for non-emergencies and keep emergencies response times out of the permit language: Leave it to the experts responding to 911.

Item 11.93.380(9)(C): Posting no trespassing signs are an aggressive action and should not be implemented unless requested by the adjoining neighbor. To outsiders, the signs will appear to be the act of the STR neighbors. In addition, HOA ordinances may prohibit these signs.

Item 11.93.380(9)(E): Why are permits and their required home inspections needed annually when existing CUPs are not required annually? Carbon monoxide alarms, smoke detectors and fire extinguishers are checked by homeowners all the time and it is not necessary for owners to have the fire marshal check them as well. Also, leave water and septic verification requirements out of this permit. The Chelan-Douglas Health District via the home's original building permit already did this verification.

Item 11.93.380(9)(F): Why require short term permits to run with the owner when CUP's currently go with the property? Have the permits follow CUP requirements and run the STR permits with the property and give the permits a two or more year expiration date to simplify the process.

Item 11.93.380(11): Photographic evidence and videos only shows what is going on outside the home and introduces potential conflicts between those taking photos and those being photographed (some don't like their photograph taken). I recommend taking precautions regarding this topic. In addition, online reviews or guest testimonials can be misleading and written to get back to the owner who, for example, won't allow someone to sleep on a couch.

The Effect of Short Term Rentals on Neighborhood Nuisance Complaints Along the Central Coast

Do short-term rentals cause an increase in nuisance complaints in Central Coast cities?

A report prepared by the

California Economic Forecast

5385 Hollister Avenue
Box 207
Santa Barbara, CA 93111
(805) 692-2498
www.californiaforecast.com

June 28, 2016

FINAL REPORT

Executive Summary

The purpose of this report is to present data-supported analysis and conclusions regarding the incidence of nuisance complaints for Short-Term Rentals (STRs) in cities and unincorporated areas along the Central Coast. This study addresses the specific question: Do short-term rentals cause an increase in nuisance complaints in Central Coast cities?

Nuisance complaints can be associated with safety issues for residential neighborhoods. Nuisance reporting includes noise, parking on front yards or setbacks, trash, suspicious activity, abandoned automobiles, and outside storage.

The areas that we evaluated for nuisances included the cities of San Luis Obispo, Santa Maria, Lompoc, Solvang, Goleta, Santa Barbara, Carpinteria, Ventura, Thousand Oaks, and the unincorporated areas of Santa Barbara County.

Nuisance report data for STRs are only collected in three cities along the Central Coast: Santa Barbara, Goleta, and Ventura. For Santa Barbara, the compiling of nuisance reported data for STRs began in 2006. For Goleta and Ventura, the compiling of nuisance reported data for STRs began in 2015.

For STR residential homes, the rate of nuisance reporting per year is as follows:

<u>Area</u>	Reporting Period	Nuisance Report Rate per Home	
Santa Barbara City	01/06 - 05/16	0.00662	
City of Goleta	02/15 – 05/16	0.00	
City of Ventura	11/15 – 04/16	0.00	

Nuisance report rates for all residential homes were compiled for the areas that maintain such records. These areas include the cities of Santa Barbara, Santa Maria, Thousand Oaks, and San Luis Obispo, and the unincorporated areas of Santa Barbara County.

For **ALL residential homes**, the rate of nuisance reporting per year is as follows:

Area	Reporting Period	Nuisance Report Rate per Home
City of Santa Barbara	01/06 - 05/16	0.00699
City of Santa Maria	03/97 – 03/16	0.065
Unincorporated Santa Barbara	County	
Including Isla Vista	01/15 – 12/15	0.045
Excluding Isla Vista	01/15 – 12/15	0.014
Thousand Oaks	01/15 – 12/15	0.025
San Luis Obispo	01/15 - 12/15	0.019

The results above indicate that the nuisance report rates for STRs in Santa Barbara City, the City of Goleta, and the City of Ventura are substantially less than the nuisance report rate for all residential homes in Santa Maria, the unincorporated area of the County, Thousand Oaks, and San Luis Obispo.

Furthermore, the nuisance report rate for STRs in Santa Barbara City is slightly lower than the rate for all residential properties in the City.

Consequently, the findings of this study strongly suggest that the presence of STRs do not result in heightened nuisance issues in Central Coast residential neighborhoods. Moreover, the presence of STRs may actually reduce the rate of nuisance complaints; possibly because of the type of occupant that utilizes STRs.

Nuisance Reports for Short-Term Rental Properties

In a separate report, we concluded that STR properties are principally single-family detached homes. Consequently, they would largely be located in residential neighborhoods around the County of Santa Barbara.

The question of safety was originally raised in a report by the Los Angeles Alliance for a New Economy.² In the report, the authors write about numerous complaints made to Neighborhood Councils by neighbors over actions by tourists staying in AirBnB rentals. "These complaints include unfamiliar cars blocking driveways, late night parties on formerly quiet streets, and concerns about child safety in an environment with fewer familiar eyes on the street."³

For this study, we reviewed nuisance reports for 6 cities and found that the cities of Goleta, Santa Barbara and Ventura monitor these reports for homes designated as STRs. No such designation exists in Santa Maria, Lompoc, Carpinteria, or the unincorporated areas of Santa Barbara County.

The fact that the majority of cities have not deemed it necessary to establish a zoning designation for homes being used as STRs (for the purpose of monitoring complaints and/or safety issues) is evidence that they generally are not considered safety threats in neighborhoods.

In the City of Goleta, there have been no reports or complaints filed regarding short-term rentals since the monitoring started in February 2015. Our contact at the City of Goleta was Vyto Adomaitis, Director, Neighborhood Services and Public Safety.

In the City of Ventura, the monitoring of STR homes commenced in November 2015. We spoke to Noelle Sorensen, the administrator in the City of STRs. She indicated that no nuisance reports had been received regarding STRs in the 5-month period between the inception of the program and April 1, 2016.

However, in the City of Santa Barbara, there is a zoning designation for homes that rent short term, and this designation has been in effect for approximately 10 years.

In a report to the City Council, staff wrote the following:

¹ "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," a report prepared by the California Economic Forecast, May 12, 2015.

² AirBnB, rising rent, and the housing crisis in Los Angeles, http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf

³ ibid., page 21

The City has seen a slight rise in complaints about vacation rentals, and the majority involve cases where the entire housing unit is being rented out as a vacation rental. The City has received very few complaints to date where a single room is rented out and the primary occupant remains on the property. Vacation rental complaints are extremely challenging enforcement cases, as the activity is not necessarily easily observed from the street or visible to the public. Since 2004, over 60 complaints regarding vacation rentals have been received. Zoning staff has been able to verify noncompliance and successfully abate most of those cases. The remaining cases were closed due to lack of evidence to confirm a violation. Currently, there are seven vacation rental complaints under investigation by zoning enforcement staff.⁴

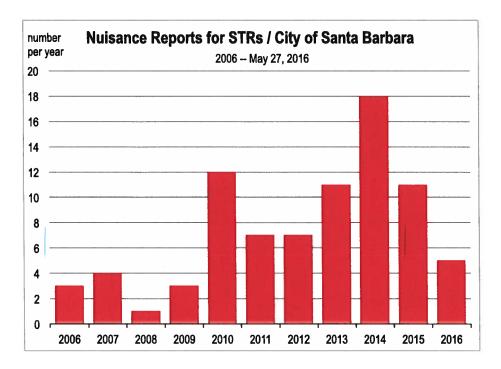
We requested and were able to obtain nuisance report information from the Code Enforcement Department of the City of Santa Barbara, annually from 2006 through May of 2016.⁵ For this 10 ½ year period, there were a total of 82 nuisance complaints:

2006	3
2007	4
2008	1
2009	3
2010	12
2011	7
2012	7
2013	11
2014	18
2015	11
2016	5

Source: Andrew Perez, Code Enforcement Officer, City of Santa Barbara

⁴ City of Santa Barbara Staff Report to the City Council; Subject: the Council Direction on Short-Term Vacation Rental Regulations, June 23, 2015, pages 5 and 6.

⁵ The data was provided by Andrew Perez on May 27, 2016. (805) 564-5470 x4559. The reports for 2016 were year-to-date.



82 nuisance reports over a 10.42 year period produces an average of 7.9 nuisance complaints coming from STRs per year.

There are 1,193 STRs operating in the City of Santa Barbara as of 2015⁶ and 7.9 nuisance reports per year on average. The rate of STR nuisance reports in the City of Santa Barbara for STRs is therefore:

7.9 reports per year / 1,193 STRs = 0.00662 nuisance reports per STR per year.

Nuisance Reports for ALL Residential Properties

Nuisance and/or noise complaint data for ALL residential properties is available for the City of Santa Maria, the unincorporated areas of Santa Barbara County, the City of San Luis Obispo, the City of Thousand Oaks, and the City of Santa Barbara.

Nuisance and/or noise complaint data for ALL residential properties <u>was not</u> available for the cities of Goleta and Ventura until only recently. For Lompoc, Solvang or Carpinteria, no complaint data on nuisance issues could be acquired because databases do not exist for non-STR properties in these jurisdictions. For the City of Santa Barbara nuisance report

⁶ See: TXP, Inc., "The Local Economic Impact of Short Term Rentals in Santa Barbara, CA," Fall 2015, and page 7 of our first report entitled: "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," op. cit.

data for all residential properties was obtained annually for the 2006 though June 2016 period.⁷

City of Santa Barbara

The report data for the City of Santa Barbara originate in 2006 and are available annually through May of 2016. Total residential nuisance complaints per year are as follows:

2006	278
2007	228
2008	294
2009	247
2010	151
2011	130
2012	151
2013	228
2014	210
2015	329
2016	378

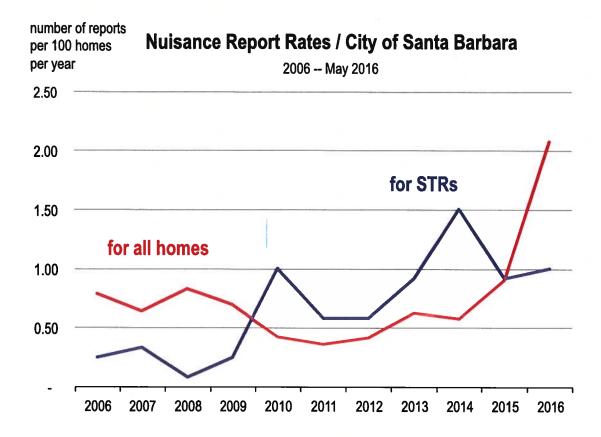
Annual information on the occupied housing stock for the City of Santa Barbara was obtained from the Department of Finance, Report E-5 for all years since 2006. Consequently, a nuisance report rate for all residential properties could be computed each year.

For 2016, the annual rate was adjusted to account for the partial year-to date- in which total nuisance complaints have been received. There have been an extraordinary number of complaints during the first 6 months of 2016 for all residential properties in the City. The nuisance report rate was 0.0208 per home, or 2.08 per 100 homes.

The annual average over the entire 2006 to 2016 period was 0.00699 complaints per home (or 0.761 complaints per 100 homes).⁸ A chart of the nuisance rate for STRs and All Residential Homes in Santa Barbara is presented here:

⁷ This information was received from Andrew Perez in Code Enforcement on June 27, 2016.

⁸ See Appendix A.



The nuisance report rates over time for STRs versus All Homes are very close. The rate for STRs was the lower rate from 2006 to 2009. The rate for All Homes was lower between 2010 and 2014. The rates were even in 2015. The rate for All Homes is substantially higher this year.

City of Santa Maria

The reports for the City of Santa Maria span 19 years and pertain to all properties. The total for the March 1997 to March 2016 period shows 38,131 complaints. Many of these complaints would not be the type associated with a short term rental, such as not having a temporary use permit, business sales without permits, keeping of roosters, living in recreational vehicles, legal recordings, conducting business in a residential neighborhood, or vector issues. If these are omitted, the total shrinks to 33,373, an average of 1,756 per year.

There are 27,185 occupied residential units in the City of Santa Maria. The average number of occupied housing units over the 19-year period was 26,936. Consequently, the rate of relevant nuisance reports is:

1,756 / 26,936 = 0.065 per home per year.

Unincorporated Areas of Santa Barbara County

For the unincorporated area of Santa Barbara County, we obtained the following information on noise complaints:

Unincorporated Area	2014	2015
Santa Barbara	152	174
Santa Maria	261	210
Lompoc	69	55
Santa Ynez	51	67
Isla Vista	1,353	1,476
Montecito/Summerland Area	91	68
Totals	1,977	2,050

Total residential units that are occupied in the unincorporated area of the County sum to 45,992.9

For 2015, the noise complaint rate was:

2,050 / 45,992 = 0.0446 complaints per home

The rate is clearly skewed upward, by Isla Vista.

If Isla Vista is removed from the rate determination for the unincorporated area noise complaint rate, the rate declines to:

574 complaints / 40,828 occupied housing units¹⁰ = 0.0140 per home

San Luis Obispo and Thousand Oaks

We obtained information on nuisance reports in 2015 for Thousand Oaks and San Luis Obispo. The nuisance report rate for each was:

⁹ The housing stock information is from Table 2 of Report E-5 City/County Population and Housing Estimates 1/1/2015, from the Department of Finance, Population Research Unit.

¹⁰ There are 5,164 occupied housing units in Isla Vista. If these are removed from the total occupied housing units in the unincorporated area of Santa Barbara County (45,982), the total is reduced to 40,828. See http://islavista.areaconnect.com/statistics.htm

Nuisance Report Rate per Home

San Luis Obispo

0.0252

Thousand Oaks

0.0193

Calculations for these rates: see Appendix A

Conclusion

One of the principal efforts to monitor the nuisance and/or safety issues associated with STRs in residential neighborhoods is to determine how many complaints are filed by neighbors for disturbances coming from STR homes.

Nuisance Reports for Short Term Rental Properties

An average of 7.9 nuisance complaints per year for STR properties in the City of Santa Barbara were received over a 10.42 year period, ending May 2016. The rate of complaints per STR home is 0.0066 per year.

Zero nuisance complaints have been recorded for STR properties in the City of Goleta since monitoring commenced in February 2015. Zero nuisance complaints have been recorded for STR properties in the City of Ventura since monitoring commenced in November 2015.

Nuisance Reports for ALL Residential Properties

Nuisance and/or noise complaint data for ALL residential properties is available for the City of Santa Maria, the Unincorporated Areas of Santa Barbara County, the City of San Luis Obispo, the City of Thousand Oaks, and the City of Santa Barbara.

Nuisance and/or noise complaint data for ALL residential properties was not available for the cities of Goleta or Ventura until just recently. Complaint data is entirely unavailable for Lompoc, Solvang or Carpinteria because databases do not exist-for non-STR properties.

The nuisance report rates for STRs in Santa Barbara, Goleta, and Ventura are substantially less than the nuisance report rate for all residential homes in the cities for which data could be obtained. For the City of Santa Barbara, the two rates were approximately the same, but slightly lower for STRs over the entire 2006-2016 period of examination.

Consequently, the findings of this study strongly suggest that the presence of STRs do not result in heightened nuisance issues in Central Coast residential neighborhoods. Moreover, the presence of STRs may actually reduce the rate of nuisance complaints in residential neighborhoods.¹¹

¹¹ See Appendix B

Appendix A / Methodology and Calculations

A number of cities in the central coast were contacted to obtain reports on residential nuisances. For the central coast, the cities of Santa Barbara, Goleta, Carpinteria, Santa Maria, Ventura, Solvang, Thousand Oaks, Lompoc, and San Luis Obispo were contacted. We requested reports of the number of nuisance calls made on residential properties over time.

However, not every city maintained data on nuisance reports and virtually no cities maintained information that was separate between STR classified houses and non-STR classified homes. The cities of Santa Barbara and Goleta were the only two cities in our sample that tracked nuisance reports separately for STR classified properties and non-STR classified properties.

In fact, some cities, such as Lompoc, had no information on nuisance reports whatsoever. Furthermore, Solvang, Ventura, and Carpinteria reported that even though they have a Code Enforcement Division, they do not track the number of nuisance reports received over time, nor do they have any record of the current number of nuisance reports.

Below is a table that presents our city contacts:

Location	Contact(s)
Santa Barbara City	Andrew Perez
City of Goleta	Vyto Adomaitis
Carpinteria	Silvia Echeverria
Santa Maria	Ezekial Moran
Santa Barbara County - Uninc.	Jessica Metzger
Ventura	Noelle Sorensen
Solvang	805 - 688 - 5575 (Name Not Given)
Thousand Oaks	Geoff Ware
San Luis Obispo	805 - 781 - 7311 (Name Not Given)

Following receipt of the nuisance reported information from the cities, a ratio of nuisance reports per occupied housing unit was created by city for each year. The ratio was scaled per 100 homes.

San Luis Obispo				
Year		Housing Stock	DAC Reports	Reports per 100 Homes
2	006	17867	1217	6.81
2	007	17906	1286	7.18
2	800	18022	1364	7.57
2	009	18083	1148	6.35
2	010	17,711	785	4.43
2	011	17,720	639	3.61
2	012	17,720	544	3.07
2	013	17629	515	2.92
2	014	17679	549	3.11
2	015	17752	448	2.52
Average for 2006 to 201	5			4.76

Thousand Oaks			
Year	Housing Stock	Reports	Reports per 100 Homes
2011	45913	879	1.91
2012	46278	1039	2.25
2013	46723	743	1.59
2014	46914	1327	2.83
2015	47095	907	1.93
Average fo	r 2011 to 2015		2.10

Santa Maria			
Year	Housing Stock	Reports per year	Reports per 100 Homes
1997 - 2015 Cumulative	26936	1756	6.52

Santa Barbara Unincorporated Cumulative					
Year	Housing Stock	Reports	Reports per 100 Homes		
2014	45751	1977	4.32		
2015	45992	2050	4.46		
Average fo	r 2014-2015		4.39		

City of Santa Barbara

The total number of nuisance reports for STR properties in the City of Santa Barbara is 82 between January 2006 and May 2016. The average per year is therefore 82 / 10.42 years = 7.9. Total STR housing stock has been estimated at 1,193 in the City of Santa Barbara. The rate is therefore:

7.9 / 1,193 = 0.00662 per home

Year	Number of STRs	Reports for STR	Reports per 100 STR Homes	adjusted
2006	1,193	3	0.25	0.25
2007	1,193	4	0.34	0.34
2008	1,193	1	0.08	0.08
2009	1,193	3	0.25	0.25
2010	1,193	12	1.01	1.01
2011	1,193	7	0.59	0.59
2012	1,193	7	0.59	0.59
2013	1,193	11	0.92	0.92
2014	1,193	18	1.51	1.51
2015	1,193	11	0.92	0.92
2016	1,193	5	0.42	1.01
Average rate	e for the 2006 to	2016 period	0.625	0.0662
Year	Housing Stock	Total Reports	Reports per 100 Homes	adjusted
2006	35,168	278	0.79	0.79
2007	35,270	228	0.65	0.65
2008	35,372	294	0.83	0.83
2009	35,413	247	0.70	0.70
2010	35,449	151	0.43	0.43
2011	35,633	130	0.36	0.36
2012	35,793	151	0.42	0.42
2013	36,154	228	0.63	0.63
2014	36,250	210	0.58	0.58
2015	36,337	329	0.91	0.91
2016	36,383	378	1.04	2.08
Average rat	e for the 2006 t	o 2016 period	0.667	0.0699
		the rate for the full ca	lendar year; ne first 5 months of 2016	
J, 2020 III	and a section of the			
Source:	Andrew Perez	City of Santa Barbara		

For all residential properties in the City, the total number of nuisance complaints over the 10.5 year period (January 2006 through June 2016) was 2,624. The average per year is:

2,624 / 10.5 years = 249.9 per year

The average annual occupied housing stock in the City of Santa Barbara over the 2006 to 2016 time period was 35,747 homes. The nuisance rate is therefore:

249.9 / 35,747 = 0.006991 per home

Appendix B

STRs may actually reduce the rate of nuisance complaints in residential neighborhoods

Because of the type of home (and therefore the type of occupant) that typically engages in STR activity, this conclusion should intuitively follow. A survey that was conducted of 319 STR homeowners indicated that the value of the median home was \$2.6 million.¹²

Occupants of these types of properties are more likely to be older and more affluent than the typical homeowner in Santa Barbara. More affluent and older users of STRs are going to be less likely to create nuisances in City neighborhoods.

¹² op.cit., "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," a report prepared by the California Economic Forecast, May 12, 2015. See page 13

Wendy Lane

From:

Lynn Machado

Sent:

Friday, August 30, 2019 7:36 AM

To:

Wendy Lane

Subject:

FW: STR Public Comment

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

CLICK HERE TO TAKE THE SURVEY!

Kindest Regards,

Lynn Machado

Community Development Office Manager

316 Washington Street, Suite 301 Wenatchee, WA 98801 Phone: (509) 667-6225

lunn.machado@co.chelan.wa.us



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Marty Fallon < martyfallon@gmail.com > Sent: Wednesday, August 28, 2019 2:11 PM

To: Lynn Machado < Lynn. Machado @CO. CHELAN. WA. US>

Subject: STR Public Comment

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

Chelan County Planning Commission

August 28, 2019

Thank you for the work you've done on the Draft Code. It's a good beginning, but needs to be much more restrictive.

The current Draft Proposal (11.04.020) states that STR are permitted in all Residential Zones. This means that every residential property has the potential of becoming a STR with no consideration of density. Already there are whole streets in the Leavenworth area that have more than 50% of the homes used for STR's.

I am very concerned about the effects Short Term Rentals (whole house) have on residential communities in our area. I have tried to look at the many aspects of the discussion, but I seem to come back to the issue of operating a "business" in a residential-zoned area as the prime objection.

The argument for not disrupting the income flow for those who bought property for the sole purpose of turning the home into a Short-Term Rental is weak compared to the argument hundred of residents have expressed for the need to

preserve residential neighborhoods. The long-term effect of commercial enterprises mixed in with residences is profound and changes the whole sense of "community".

Many of the Short-Term Rentals around Leavenworth are owned by individuals or corporations, operating rentals that have become party houses and event centers week-after-week. If a search is done, many of these owners own and operate multiple STR's. If you track the complaints, mere size is a major factor. These should not be permitted in Residential zoning.

Please consider limiting full house Short-Term Rentals from all residential zoned areas RR-10 and smaller.

Sincerely,

Marty Fallon 12275 Village View Dr. Leavenworth, WA 98826 509-548-5484

Wendy Lane

From:

Lynn Machado

Sent:

Thursday, September 5, 2019 1:04 PM

To:

Wendy Lane

Subject:

Fwd: STR Public Comment

Sent from my iPhone

Begin forwarded message:

From: Leslie < lesliesavina@comcast.net > Date: September 3, 2019 at 10:20:14 AM PDT

To: "lynn.machado@co.chelan.wa.us" < lynn.machado@co.chelan.wa.us>

Subject: STR Public Comment

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

Dear Ms. Machado,

Please accept these as my written comments on the proposed Chelan County Short-term Rental Code. My family has owned a cabin at Lake Wenatchee since 1968. I write this from the deck of our cabin on the south side of the lake and, as I write, I can hear raucous conversations of renters at neighboring cabins 50 yards away.

On paper, the rules appear reasonable but, in practice, they will not curb the abuses of short-term rentals. For example, the proposed rules require a property owner/manager to address problems within 30 minutes. But when I am disturbed late at night by a loud beer-pong party at the rental next door, the damage is already done. Or when there are a dozen young men at a bachelor party (with six or more cars parked along the drive), who enforces the two-adults-per-bedroom rule? Similarly, when I arrive late on a snowy night and the renters have parked at my cabin, I am not going to wait 30 minutes for the property manager to ask the renters to move their vehicle. Or who enforces the property boundaries required to be posted? My point: the rules as proposed do not mitigate the harm to the community caused by short-term rentals. Only limiting the short-term rentals will alleviate the problems.

I urge the Commission to consider what other communities have done such as: limit the number of nights a property can be rented in a calendar year (San Francisco 90 nights, LA 120); limit the number of guests at any one time; require owner to live on premise; increase the minimum number of rental nights per visit (New York 30 days minimum); not permitting additional short-term rentals within a given distance of an existing short-term rental. https://www.cntraveler.com/galleries/2016-06-22/places-with-strict-airbnb-laws

I understand and appreciate that cabin rental provides income for the cabin owner. But it is no longer supplemental income for the owner as originally intended by the Airbnb model. It is primary income; a business open 365 days per year in a residential area. This is not a business which fits easily into an existing community of summer cabins and permanent residents. The rental cabin owner is not on-sight or even nearby. Renters have no motivation to be "good neighbors": they are loud (and louder as the evening wears on and the beers increase), they often pack a lot of people into the cabin and multiple people have multiple cars, they leave garbage out, they let their dogs run loose, they get stuck in the snow, they trespass and, again, don't become part of the community.

Having grown-up in Chelan County I know this is a special and beautiful part of the world. I don't want to be a NIMBY person — others must be able to enjoy it as well. But there must be a way for others to enjoy this special place without trampling on the enjoyment of those of us who live, work and are permanently vested in the community.

Thank you for this opportunity to comment.

Sincerely,

Leslie Savina

Sent from Mail for Windows 10

Wendy Lane

From:

Heidi Stoller <stollerheart@gmail.com>

Sent:

Friday, September 6, 2019 8:53 AM

To:

Wendy Lane

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

Hi, I am interested in knowing what is going on about being an Airbnb host. Are they planning on regulating people that have a room or 2 in their house where they live the same as rentals that no one lives in. I don't think it would be fair to charge the same fees to those who rent out a room making less money as the houses that people rent. Please let me know if they have made any decisions regarding Airbnb. Blessings,

Heidi Stoller

Wendy Lane

From:

Lynn Machado

Sent:

Sunday, September 8, 2019 7:48 AM

To:

Wendy Lane

Subject:

FW: For consideration from an owner - short term rentals

From: Bob Bugert

Sent: Saturday, September 7, 2019 8:35 AM To: Mike Smith < miklorsmith@gmail.com>

Cc: Lynn Machado < Lynn.Machado@CO.CHELAN.WA.US>

Subject: RE: For consideration from an owner - short term rentals

Mike-

Thanks for your thoughtful email regarding short-term rentals. We will include this in our public record, and in our deliberations.

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215 *Mobile:* 509-630-4480

From: Mike Smith < miklorsmith@gmail.com > Sent: Tuesday, August 27, 2019 10:51 AM

To: Kevin Overbay < Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert < Bob.Bugert@CO.CHELAN.WA.U\$>; Doug England

<Doug.England@CO.CHELAN.WA.US>; Carlye Baity <Carlye.Baity@CO.CHELAN.WA.US>

Subject: For consideration from an owner - short term rentals

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

Dear Commissioners & Planning Commission Director,

My wife and I have been visiting Chelan County for over 20 years. Throughout, it has been our dream to own a home. Last year, that dream came true, and we were able to buy near Lake Wenatchee. We cannot yet retire, and our jobs are on the west side, but we are at the house every moment we can. It will be our retirement home the minute we're able, and we can't wait to live the four seasons every single day.

At my work, land use regulation is a central part. Some of the proposed code makes sense to me, which zones allow rentals is clear. Requiring locking fire pits during burn bans makes sense, but it would be smart to clarify that gas pits are not subject to this provision.

'No more than 5 bedrooms' though – there are houses with 5 bedrooms that sleep 25 people and others than sleep 10. What is the point of this? If potential noise is the concern, why focus on bedrooms? And what if the larger house is on a 20-acre lot? This would be a blunt instrument. What about 'multiple unit developments', where rental has been the use for many years? Ceasing existing, long-term use is punitive. No trespassing signs shouldn't be required for fenced properties. This is unsightly and a solution looking for a problem.

The Property Management Plan, filed with Administrator, *inviting complaints*, tells ornery neighbors to file multiple violations and try to achieve what they could not by Court action – shutting down short-term rentals. The 'plan', 'on file', would attach to the annual permit, which could be shut down by loud complainers. One or two vocal activists could close a rental, which would be a travesty. It also would put Staff in a very bad position, having to referee between private parties. Proposed 11.93.380(11) "Verified violations include, but are not limited to the following criteria: advertising/marking, Sheriff's incident reports, photographic evidence, signage, videos, site visit evidence, online review or guest testimonials." There is nothing good about any of this, literally giving opponents an arsenal. If a neighbor calls the Sheriff and they come to the house, this qualifies as a "verified violation"? Calling a couple times and now the rental is shut down for a year?

These incentives are far more about the quality and predilections of the people surrounding rental homes than the companies running them, or guests, the vast majority of whom are responsible. What happens when a property gets 'shut down'? We have guests booked this upcoming weekend, and months out. Our home is booked at Christmas this year. We're going to cancel those people's vacations? How much notice is planned before giving property owners the shaft?

This is bad architecture, promising to be rife with headaches for everyone involved.

As owners, we'd prefer not to rent out our home, but it is unaffordable otherwise. Ours was on the market over 2 years before we bought it. Our management company is focused, local, and a positive force in the community. With new State regulations, and existing rental rules, adding to the burden appears to cater to a few, vocal opponents rather than a holistic and reasonable approach.

Please reconsider some of these onerous property suggestions.

Mike Smith, 2220 Riffle Dr.

Wendy Lane

From:

Lynn Machado

Sent:

Sunday, September 8, 2019 7:48 AM

To:

Wendy Lane

Subject:

FW: Vacation Rentals in Leavenworth

-----Original Message-----

From: Bob Bugert

Sent: Friday, September 6, 2019 4:21 PM To: Niki McMahon < dnmcmahon@nwi.net>

Cc: Lynn Machado <Lynn.Machado@CO.CHELAN.WA.US>

Subject: RE: Vacation Rentals in Leavenworth

Ms. McMahon--

Thank you for your thoughtful email regarding the short-term rental issue. We will add your statement as part of the public record, which will help in our deliberations. Best regards,

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215 Mobile: 509-630-4480

----Original Message----

From: Niki McMahon < dnmcmahon@nwi.net > Sent: Sunday, September 1, 2019 11:10 AM To: Bob Bugert < Bob.Bugert@CO.CHELAN.WA.US>

Subject: Vacation Rentals in Leavenworth

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

Hi Mr Bugert, my name is Niki McMahon my husband and I have lived in Leavenworth our whole lives . We have seen a lot of changes in that time. We own 3 businesses here in town. We recently built a vacation rental on 9694 Embroaden Road. We own the Heidleburger Drive In and also we own our own Excavation business. We built the vacation rental because we are trying to figure out how we can stay and retire in Leavenworth it's not a cheap place to live with the property costs and property taxes. So we figured if we have a vacation rental and manage it ourselves that we would have income coming in if we sell our other businesses . We understand about vacation rentals the house we live in is surrounded by them. We have never called the police or the owners on these houses. Yes it's noisy some nights, but hey they are on vacation. It's unfortunate that a few bad owners have ruined it for all the rest of us. There are many responsible vacation owners and property managers out there. We live 2 minutes away from our vacation rental. We know what's happening there, we are friends with the neighbors. Please consider not putting all these rules and regulations on these vacation rentals. We are all just trying to make a living around here. As I told you we have 3 businesses and still struggle to make ends meet. I hope you all can be mindful of the decision that you are going to make for these homes. Thanks for your time Niki McMahon. P.S. we have complained about our neighbor that lives next to our home at 9787 mountain home road for 20 years to the county about all there cars /junk at there house and the county has done nothing except just write letters And threaten . How do you think you all can keep up with over 500 rental homes and owners . Thanks so much Niki McMahon

Sent from my iPhone

Wendy Lane

From:

Scott Kugel

Sent:

Monday, September 9, 2019 7:08 AM

To:

Wendy Lane

Subject:

FW: Vacation rentals - Lake Wenatchee/Plain

----Original Message-----

From: Bob Bugert

Sent: Sunday, September 8, 2019 1:14 PM

To: rcandmac@nwi.net; Scott Kugel; gwwilson@nwi.net; mac@nwi.net

Cc: Kevin Overbay; Doug England

Subject: RE: Vacation rentals - Lake Wenatchee/Plain

Roger--

Thanks for your thoughtful input on Friday, and in this email here. We will add this to the public record and in our deliberations.

Best regards,

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215 Mobile: 509-630-4480

----Original Message-----

From: rcandmac@nwi.net rcandmac@nwi.net serif: rcandmac@nwi.net serif: rcandmac@nwi.net serif: serif: serif">serif: serif: serif: serif">serif: serif: serif:

To: Scott Kugel < Scott.Kugel@CO.CHELAN.WA.US >; Bob Bugert < Bob.Bugert@CO.CHELAN.WA.US >; gwwilson@nwi.net;

mac@nwi.net

Subject: Vacation rentals - Lake Wenatchee/Plain

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

Scott:

Thanks for presenting information on vacation rentals at the town meeting Commissioner Bugert organized in Plain last Friday. As you are well aware citizens are very concerned about the negative unintended consequences of the burgeoning vacation rental business in the Plain and Lake Wenatchee area. Toward the end of the meeting I proposed that a portion of the Hotel/Motel tax collected in our area be used to support code and or law enforcement to suppliment existing efforts due to much higher demand for those services.

Hotel/Motel taxes originally had been used solely for destination marketing efforts but in recent years the state legislature has brodened the use of those funds to align with other needs of the locality in which the taxes are collected. The H/M tax I believe is collected by zip code therefore all the such taxes collected in the upper valley accrue to Leavenworth. There must be a way for the county to separate out the allocation for the Lake Wenatchee/Plain locale and focus tax reimbursement back to the originating area. If such a mechanism could be implemented by the county the Lake Wenatchee/Plain community would greatly benefit. A building code enforcement officer or a sherrifs deputy could be deployed to our area and use funding from Hotel/Motel taxes to support thier increased presence to resolve the issues vacation rentals are creating in our community.

Thank you for considering this idea, I think it would be a positive step in supporting the local community and insuring positive aspects of the vacation rental business are promoted.

You may contact me at 509 630 4000 or rcandmac@nwi.net.

Roger Clute 16889 Mule Tail Flats Rd. Leavenworth, WA 98826



J. Patrick Aylward Stephanie J. Boehl Colleen M. Frei Clay M. Gatens Devon A. Gray Michelle A. Green Sally W. Harmeling Adam G. Haynie Matthew S. Hitchcock Todd M. Kiesz Jacob M. Knutson

August 14, 2019

H. Lee Lewis
Evan M. McCauley
Jordan L. Miller
Joseph Q. Ridgeway
Annie L. Robertson
Robert R. Siderius, Jr.
David E. Sonn
Peter A. Spadoni
Michael E. Vannier
Lindsey J. Weidenbach

019.0325.0001

VIA EMAIL AND U.S. MAIL - Kirsten.larsen@co.chelan.wa.us

Chelan County Planning Commission c/o Mr. Kirsten Larsen 316 Washington Street, Suite 301 Wenatchee, WA 98801

Re: Proposed Short-Term Rental Code Amendments

Dear Planning Commission:

As you know, I represent the Short-Term Rental Alliance of Chelan County ("STRACC"). At the July 24, 2019 Planning Commission meeting, I explained we had submitted a public records request to the Chelan County Sheriff's Office for copies of all records regarding short-term rentals in Chelan County within the last two years. I noted that we received an initial response from the Sheriff's Office on July 15, 2019, that confirmed they had completed a key word search through their incident database with the terms, "vacation rental(s)", "AirBNB", or "VRBO", and that no records were located. Since that meeting, we received a clarifying response from the Sheriff's Office indicating that they had located 32 records with the key word, "vacation rental." A copy of that email is enclosed for your reference.

Additionally, enclosed for your reference are copies of the 26 records we received from the Sheriff's Office referencing the key word, "vacation rental" The email from the Sheriff's Office indicated there were 32 records, but only 26 were produced to us. The Sheriff's Office is also searching all records with the key word, "rental", though obviously that will include a significant number of incidents involving other types of rentals (such as long-term residential rentals, commercial/business rentals, and equipment, vehicle, and other personal property rentals).

With somewhere between 1,500–1,800 short term rentals operating year-round in the entire County, 26 incidents in the last two years relating to "vacation rentals" is certainly not indicative of a major problem with short-term rental operations. There is thus no need for strict regulation outside of the existing general County regulations pertaining to noise, parking, and the like.

Moreover, most of these 26 incidents do not even arise from the actual short-term rental of these homes. Rather, the vast majority of these incidents simply involve short-term rental homes in a capacity immaterial and irrelevant to the County's concerns with the short-term rental industry. A summary of these 26 incident reports is as follows:

- 1. February 9, 2017 Incident at Front Street, Leavenworth, WA: Out-of-town individual involved in bar fight with local invited by Good Samaritan to stay in vacation rental home after incident.
- 2. May 4, 2017 Incident at 9940 Saunders Road, Peshastin, WA: Neighbor of vacation rental called police to report that a septic or water alarm was going off at the rental.
- 3. May 27, 2017 Incident at 12156 Shugart Flats Road, Plain, WA: Homeowner reported suspicious vehicle parked on her property. Owner of vehicle showed up from a vacation rental down the road and explained that she did not realize she had parked on private property.
- 4. <u>July 6, 2017 Incident at 914 Cone Road, Chelan, WA</u>: Vehicle in driveway reported by homeowner. Driver was looking for his vacation rental.
- 5. <u>July 9, 2017 Incident at 101 E. Wooden Avenue, Chelan, WA</u>: Allegedly fraudulent payment was attempted to secure a vacation rental.
- 6. <u>September 8, 2017 Incident at 63 Balsam Drive, Chelan, WA</u>: Tenants of vacation rental violated multiple rules, upset neighbors, and were evicted.
- 7. <u>September 9, 2017 Incident at 2525 Kinnikinnick Drive, Lake Wenatchee, WA:</u> Vacation rental burglarized and items stolen.
- 8. September 12, 2017 Incident at 9471 E. Leavenworth Road, Leavenworth, WA: Individual staying at vacation rental reported suspicious truck drive up rental's driveway.
- 9. October 1, 2017 Incident at 3109 Chelan Boulevard, Manson, WA: Items reported stolen from vacation rental homes.
- 10. October 14, 2017 Incident at 228 Chumstick Highway, CC3 Station 31, Leavenworth, WA: Individual staying at vacation rental cited for driving under the influence.
- 11. November 17, 2017 Incident at 16965 River Road, Plain, WA: Fraudulent payment detected from guest who booked vacation rental.
- 12. <u>January 20, 2018 Incident at 20620 Haight Drive, Lake Wenatchee, WA</u>: ADT security alarm went off at vacation rental.

- 13. <u>January 24, 2018 Incident at 10300 Suncrest Drive, Leavenworth, WA</u>: Vacation rental has easement through neighbor's property to provide access, and neighbor posted "No Parking" sign on the easement road. Sign was stolen.
- 14. April 27, 2018 Incident at 9485 E. Leavenworth Road, Leavenworth, WA: Vacation rental illegally entered. No property stolen. Marijuana traces left behind.
- 15. May 31, 2018 Incident at 18195 W. Dardanells Road, Lake Wenatchee, WA: Vacation rental burglarized and property stolen.
- 16. <u>June 4, 2018 Incident at 25816 Bridle Lane, Plain, WA</u>: Individuals at vacation rental trespassed onto neighbor's property and used her fire pit.
- 17. <u>June 17, 2018 Incident at 500 Block Manson Boulevard, Manson WA</u>: Intoxicated individual attending bachelor party at vacation rental was struck and killed by car driven by intoxicated local man.
- 18. <u>August 15, 2018 Incident at 12570 S. Lakeshore Road, Chelan, WA</u>: Owner of vacation rental found THC pills and marijuana in a bedroom drawer and asked the police to dispose of the items.
- 19. <u>September 8, 2018 Incident at 6 Minneapolis Beach Road, Chelan, WA</u>: Noise complaint at vacation rental. No noise was observed by responding officer.
- 20. September 22, 2018 Incident at 182 Wapato Way, Manson, WA: Altercation between group staying at vacation rental and local intoxicated man who appeared to be the aggressor.
- 21. October 11, 2018 Incident at 419 Cedar Street, Leavenworth, WA: Security camera showed suspicious man coming from backyard of a vacation rental that was supposed to be vacant.
- 22. November 29, 2018 Incident at 21201 Stetson Road, Plain, WA: Owner of vacation rental informed police her rental had been advertised fraudulently on Craigslist by someone who was not the true owner.
- 23. <u>December 21, 2018 Incident at 3448 Hansel Lane, Peshastin, WA</u>: Tenants at vacation rental reported Peshastin man fired gun nearby.
- 24. March 26, 2019 Incident at 9284 Icicle Road, Leavenworth, WA: Suspicious man on bicycle reported "prowling" outside of vacation rental.
- 25. April 5, 2019 Incident at 16750 Fir Drive, Lake Wenatchee, WA: Mistaken report of breaking and entering into vacation rental.

26. May 8, 2019 Incident at 8835 Icicle Road, Leavenworth, WA: Neighbor of owners of vacation rental was reported as rude and harassing.

Of the 1,500-1,800 short-term rentals operating full-time in Chelan County (which, if we conservatively assume rent out an average of 120 nights per year, equates to 180,000-216,000 rental nights per year, and 360,000-432,000 nights over two years), there were only six incidents in the last two years which, at first glance, implicate the concerns the County has identified in connection with the proposed shortterm rental regulations: the May 27, 2017; July 6, 2017; September 8, 2017; January 24, 2018; June 4, 2018; and September 8, 2018 incidents. Every other incident listed above has only a tenuous connection with the short-term rental industry.

Of these six incidents, only two are legitimate problems stemming directly from the short-term rental of a home: intentional trespass onto a neighbor's property (the June 4, 2018 incident) and eviction of tenants for noise and rule-breaking (the September 8, 2017 incident). The other four concerned a lost renter (the July 6, 2017 incident), mistaken parking on private property (the May 27, 2017 incident), a stolen "No Parking" sign with no evidence to suggest it was a nearby renter (the January 24, 2018 incident), and an unverified noise complaint (the September 8, 2018 incident).

The fact that there were only two legitimate incidents revealed in a targeted records request to the Sheriff's Office that are directly connected to the short-term rental industry in the last two years (again, which equates to two incidents out of roughly 360,000-432,000 rental nights over two years) demonstrates that stricter regulation is not required. Stricter regulations aimed at short-term rental homes based solely on two incidents in two years would needlessly penalize the 1,500-1,800 short-term rental homes operating year-round in Chelan County.

The extremely low amount of incidents directly connected to short-term rental homes evidences that existing County regulations are sufficient to protect the County's legitimate interests. Two incidents in two years is not evidence that the County's or the public's legitimate interests are in danger absent stricter regulations. The fact is that no regulation will completely curb bad behavior, and the County's existing regulations are more than sufficient to deal with those outlier issues.

Sincerely,

MICHELLE A. GREEN

MAG:cdl Enclosures

cc:

Daniel Eby, via email w/ encl.

Mr. Samuel A. Rodabough, via email w/ encl. Chelan County Commissioners, via email w/ encl.

858 Chelan County Sheriff's Office 08/05/19 Dissemination Table: Page: 1 10:36 Release 96567B Dissemination Number 10:24:53 08/05/19 When Disseminated Disseminator WOLSBORN, KARRI Agency CCSO Recipient JDSA LAW Organization MICHELLE GREEN Address camil@jdsalaw.com Reason for Inquiry RECORDS REQUEST Dissemination Method EMAIL Information Disseminated (See below) _______________________________ Information Disseminated: Date Received: 7/11/19 5 Day Response Sent: Date of Completion: 8/5/19 SECOND BATCH Requester: JDSA LAW/ MICHELLE GREEN Text of Request: Records Produced: USING KEY WORD SEARCH "VACATION RENTAL" TOTAL OF 30 PAGES X Incident Rpt Collision Rpt ___ Supl Rpt Cad/Call Comments DVD/Photos DVD/Video __ Other:

PLEASE SEE DISSEMINATION TABLE/ REDACTION LOG INCLUDED WITH EACH INDIVIDUAL

Reasons for redacting:
Personal Identifying Info ie: SSN, DL / RCW 42.56.230

Description of records redacted

Active Investigations / RCW 42.56.240

REPORT.

Non Conviction Information / RCW 10.97.080
Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding

07/29/19 16:30

Chelan County Sheriff's Office Dissemination Table:

858

Page: 1

Release Dissemination Number 96874 When Disseminated 16:29:38 07/29/19 Disseminator WOLSBORN, KARRI Agency CCSO Recipient JDSA LAW Organization MICHELLE GREEN Address EMAIL Reason for Inquiry RECORDS REQUEST

Dissemination Method EMAIL

Information Disseminated (See below)

INVOLVEMENTS:

Type Record # LW 17C05331 05/27/17

Description SUSPICIOUS

Relationship RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW

Text of Request:

Records Produced: _X_ Incident Rpt Collision Rpt
Supl Rpt

__ Cad/Call Comments

DVD/Photos __ DVD/Video

__ Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FUL MIDDLE NAMES, LICENSE PLATE NUMBER

Reasons for redacting:

X Personal Identifying Info ie: SSN, DL / RCW 42.56.230

Active Investigations / RCW 42.56.240
Non Conviction Information / RCW 10.97.080
Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



Chelan County Sheriff's Office

Incident Report for Incident 17C05331

Nature: SUSPICIOUS

Address: 12156 SHUGART FLATS RD

Location: 1

PLAIN WA

Offense Codes: SUSP

Received By: SPRAUER

How Received: T

Agency: CCSO

RYAN

Responding FLICK DAVID, LONG BRUCE

Officers:

Responsible LONG BRUCE

Disposition: ACT 05/27/17

Officer:

When Reported: 10:26:34

05/27/17 Betwee

Occurred 10:26:19 05/27/17 and 10:26:19

Between: 05/27/17

Assigned To:

Detail:

Date Assigned: **/**/**

Status:

Status Date: **/**/**

Due Date: **/**/**

Complainant: X0151605

Last: COOK

First: SHIRLEY

Mid: D

DOB: 11/22/45

Dr Lic: REDACTED

Address: 139 LAZY DAYS LN

Race: W

Sex: F Phone: (509)763-3957

City: PLAIN, WA 98826

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: SUSP Suspicious Circumstances

Circumstances

Responding Officers:

Unit:

FLICK DAVID

K24 K5

LONG BRUCE

Agency: CCSO

Responsible Officer: LONG BRUCE

Agency. CCBO

Received By: SPRAUER RYAN

Last Radio Log: 12:02:12 05/27/17 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN NARRATIVE

When Reported: 10:26:34 05/27/17

Disposition: ACT Date: 05/27/17

Judicial Status:

Occurred between: 10:26:19 05/27/17

Misc Entry:

and: 10:26:19 05/27/17

Modus Operandi:

Description:

Method:

Involvements

Date Type

Description

05/27/17 Name

DURGIN, AMY

CONTACTED

05/27/17

Name

COOK, SHIRLEY D WHI 2010 SUBA FORESTER WA Complainant VEH

05/27/17 05/27/17 Vehicle Cad Call

10:26:34 05/27/17 SUSPICIOUS

Initiating Call

Narrative

Sat May 27 16:23:00 PDT 2017

K5 contacted rp at loi. License did match, rp gave Rcom wrong plate. VIN was covered on dash. K5 located phone number for owner, called, left vmail, and text. Aprx 20 min later owner showed up, stating she was at a vacation rental down the road, didn't realize it was private property.

Responsible LEO:		
Approved by:		_
Date		_

Vehicles

Vehicle Number: 227040

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 08/18/17

Vehicle Year: 2010

VIN: JF2SH6CC2AH796300

Make: SUBA Subaru

Model: FORESTER

Color: WHI /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: DURGIN

First: AMY

DOB: 01/27/85

Dr Lic: REDACTED

Race: W

Sex: F Phone: ()-

Agency:

Officer:

UCR Status:

Local Status:

Status Date: **/**/**

Comments:

Mid: L

Address: 4400 FREMONT AVE N; 9

City: SEATTLE, WA 98103

Date Recov/Rcvd: **/**/**

Area:

Wrecker Service:

Storage Location:

Release Date: **/**/**

Name Involvements:

CONTACTED: 251065

Last: DURGIN

First: AMY

Mid: L

DOB: 01/27/85

Dr Lic: REDACTED

Address: 4400 FREMONT AVE N; 9

Race: W

Sex: F Phone: ()-

City: SEATTLE, WA 98103

Complainant: X0151605

Last: COOK

First: SHIRLEY

Mid: D

DOB: 11/22/45

Dr Lic: REDACTED

Address: 139 LAZY DAYS LN

Race: W

Sex: F

Phone: (509)763-3957

City: PLAIN, WA 98826

Chelan County Sheriff's Office 07/29/19 Dissemination Table: Page: 16:25 Release 96873 Dissemination Number When Disseminated 16:23:39 07/29/19 Disseminator WOLSBORN, KARRI Agency CCSO
Recipient JDSA LAW
Organization MICHELLE GREEN
Address EMAIL
Reason for Inquiry RECORDS REQUEST
Dissemination Method EMAIL Information Disseminated (See below) INVOLVEMENTS: Relationship Description Type Record # Date RECORDS REQUEST 05/04/17 ALARM LW 17C04378 Information Disseminated: Date Received: 5 Day Response Sent: Date of Completion: 7/29/19 Requester: JDSA LAW/ MICHELLE GREEN Text of Request: Records Produced: _X_ Incident Rpt Collision Rpt
Supl Rpt __ Cad/Call Comments DVD/Photos __ DVD/Video

858

1

Description of records redacted

DRIVERS LICENSE NUMBER, FULL MIDDLE NAME

Reasons for redacting:

__ Other:

X Personal Identifying Info ie: SSN, DL / RCW 42.56.230

Active	Investi	igations	/	RCW	42.56	5.240	
 Non Con	viction	n Informa	ati	on /	RCW	10.97	.080
 Victim	and/or	Witness	/	RCW	42.56	5.240	(2)

Additional reasons including RCW's for withholding



Chelan County Sheriff's Office

Incident Report for Incident 17C04378

Nature: ALARM

Address: 9940 SAUNDERS RD

Location: 6

PESHASTIN WA 98847

Offense Codes: ALAR

Received By: JOHNSON J

How Received: 9

Agency: CCSO

Responding MCCOMAS LUCAS, DUNLAP DAANE

Officers:

Responsible DUNLAP

Disposition: ACT 05/04/17

Officer: DAANE

When Reported: 19:31:19

05/04/17

Occurred 19:31:10 05/04/17 and 19:31:14

Between: 05/04/17

Assigned To:

Detail:

Date Assigned: **/**/**

Status:

Status Date: **/**/**

Due Date: **/**/**

Complainant: 24097

Last: HESS

First: EMORY

Mid: D

DOB: 05/27/47

Dr Lic: REDACTED

Address: 9922 SAUNDERS RD

Race: W

Sex: M Phone: (509)548-9200

City: PESHASTIN, WA 98847

Alert Codes:

CWP Concealed Weapon Permit

Offense Codes

Reported: ALAR Alarm

Observed:

Additional Offense: ALAR Alarm

Circumstances

Responding Officers:

Unit:

MCCOMAS LUCAS

K31

DUNLAP DAANE

K54

Responsible Officer: DUNLAP DAANE

Agency: CCSO

Received By: JOHNSON J

Last Radio Log: 21:06:12 05/04/17 CMPLT

How Received: 9 911 Line

Clearance: RIN REPORT IN NARRATIVE

When Reported: 19:31:19 05/04/17

Disposition: ACT Date: 05/04/17

Judicial Status:

Occurred between: 19:31:10 05/04/17

Misc Entry:

and: 19:31:14 05/04/17

Modus Operandi:

Description:

Method:

Involvements

Date

Type

Description

05/04/17

Name

HESS, EMORY D

Complainant

05/04/17

Cad Call

19:31:19 05/04/17 ALARM

Initiating Call

Narrative

21:01:06 05/14/2017 - DUNLAP DAANE

I responded to the location and confirmed the residence was secure. There was an alarm going off at ground level on the lower level of the house. I appeared to have been a septic or water alarm. There was water pooling on the side of the house. I contacted the neighbors who reported the alarm. They were unable to provide contact info for the property owner but advised the property was a vacation rental managed by Destination Leavenworth. I called multiple numbers listed for Destination Leavenworth and was sent to voicemail on all of the working numbers. I left messages advising of the issue but did not receive a call back.

Responsible LEO:		
Approved by:		
Approved by.		
Date		

Name Involvements:

Complainant: 24097

Last: HESS

First: EMORY

Mid: D

DOB: 05/27/47

Dr Lic: REDACTED

Address: 9922 SAUNDERS RD

Race: W

Sex: M Phone: (509)548-9200

City: PESHASTIN, WA 98847

07/29/19 16:21

Chelan County Sheriff's Office Dissemination Table:

858

Page:

Release

Dissemination Number

96870

When Disseminated 16:17:16 07/29/19
Disseminator WOLSBORN, KARRI

Agency CCSO Recipient JDSA LAW

Organization MICHELLE GREEN

Address EMAIL

Reason for Inquiry RECORDS REQUEST

Dissemination Method EMAIL

Information Disseminated (See below)

INVOLVEMENTS:

LW

Type Record #

Date Description 17C01368 02/09/17 ROBBERY

Relationship RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSALAW/MICHELLE GREEN

Text of Request:

Records Produced:

X Incident Rpt

Collision Rpt

__ Collision

Cad/Call Comments

DVD/Photos

__ DVD/Video

__ Other:

Description of records redacted

IDENTIFYING INFORMATION OF SUSPECT: NAME, DATE OF BIRTH, DRIVERS LICENSE NUMBER, ADDRESS, PHONE NUMBER / RCW 10.97.040; 10.97.080

DRIVERS LICENSE NUMBERS AND FULL MIDDLE NAMES OF VICTIM/WITNESSES

Reasons for redacting:

X_ Personal Identifying Info ie: SSN,DL / RCW 42.56.230

____Active Investigations / RCW 42.56.240

X_ Non Conviction Information / RCW 10.97.080; 10.97.040

____Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



Chelan County Sheriff's Office

Incident Report for Incident 17C01368

Nature: ROBBERY

Address: FRONT ST

Location: LV

LEAVENWORTH WA 98826

Offense Codes: ROSS

Received By: MERCADO

How Received: T

Agency: CCSO

Responding LONG BRUCE

NORBERT

Officers:

Responsible LONG BRUCE

When Reported: 16:33:03 02/09/17

Officer:

Disposition: EXP 02/24/17

Occurred 16:32:45 02/09/17 and 16:32:45

Between: 02/09/17

Assigned To: DILKS JEFF

Status: CLO

Detail: ROBB

Date Assigned: 02/10/17

Status Date: 03/01/17

Due Date: **/**/**

Complainant: 153497

Last: HENDRICKSON First: JUSTIN

Mid: D

DOB: 08/02/92

Dr REDACTED Address: 145 W WHITMAN ST; 2

Lic:

Race: W

Sex: M Phone: (509)387-

City: LEAVENWORTH, WA

3997

98826

Offense Codes

Reported: RONC Robbery, Not Classified

Observed:

Additional Offense: ROSS Robbery, Strongarm, Street

Circumstances

IBR IBR COMPLETED

Responding Officers:

Unit:

LONG BRUCE

K5

Responsible LONG BRUCE

Agency: CCSO

Officer:

Received By: MERCADO

NORBERT

Last Radio Log: 23:24:07 02/09/17 CMPLT

How Received: T Telephone

Clearance: RR Report Received by

Records

When Reported: 16:33:03 02/09/17

Disposition: EXP Date: 02/24/17

Judicial Status:

Occurred 16:32:45 02/09/17

between:

Misc Entry:

and: 16:32:45 02/09/17

Modus Operandi:

Description:

Method:

ent
ent
QUEST

Narrative

NARRATIVE: On Wednesday, 02/08/17 at 0830 hours, I was contacted at the corner of 8th and Commercial by Jason (Jay) Bright. Bright stated that he was a winter survival and SAR instructor. Bright stated he was teaching a class this week at the Leavenworth DOT building. Bright stated that a friend and class attendee in his course was missing. Bright provided the name as REDACTED of Bellingham, WA, and that he was a Whatcom County deputy sheriff. Bright said he last saw REDACTED at the corner of 8th & Commercial Street, Tuesday night, after dinner. Bright drove back home to 111 Park Street. REDACTED said he was going to walk around downtown and would get home on foot. Bright lives a short distance from downtown. Bright is friends with REDACTED, and REDACTED was staying at

Bright's house during this week's class. Bright stated this is quite unlike REDACTED, to have not come home last night, and to have not arrived at class this morning. Bright stated REDACTED's car was still parked in Bright's driveway. Bright added that REDACTED doesn't know anybody in Leavenworth and had nowhere else for me to look. I asked Bright what REDACTED was last wearing, and he said a blue coat and a black hat. I contacted Cascade Medical Center in Leavenworth, and confirmed REDACTED was not there. I then went to Bright's house and confirmed REDACTED's car was still parked in the driveway. I observed that there was a large urine spot in the snow bank next to the driver door. The urine spot was too high for a dog and led me to think someone could be sleeping in the car and had urinated on the snow bank multiple times. I looked inside the car and only saw a child seat in the back. There were no fresh footprints in the snow, and it had been snowing for aprx 90 minutes. At aprx 0900 hours, I was driving down Mine Street to contact Bright at the DOT building. I saw Bright driving toward me near the intersection with West Benton Street. We roadsided driver to driver. Bright stated REDACTED had turned up. Bright briefly introduced me to him, as REDACTED was now in the RF passenger seat of Bright's truck. I asked REDACTED if everything was alright and if he had survived the night. REDACTED smiled and said "oh yeah". I jokingly asked him if he had slept in a snowbank last night and he said "oh no". REDACTED was wearing a light blue coat and a dark colored brimmed BB hat. I cleared that call RIN. On Thursday, 02/09/17, at aprx 1100 hours, Deputy Mike McLeod contacted me in downtown Leavenworth. He stated that he had been informed by others that an assault had occurred last night in downtown Leavenworth, that the victim did not want to talk to police, that the victim had been beaten up pretty good, and that the suspect might be the missing person, REDACTED. All McLeod knew was that Tara Walter was the source of the information, that this had started as a confrontation between the two at the Post Office Tavern on Tuesday night, 02/07/17. I told McLeod I would follow up at the tavern if he would follow up to see if the victim would cooperate with us and give a statement. At aprx 1600 hours on Thursday, 02/09/17, McLeod stated he had gotten through to the victim, he had convinced him to report this, and McLeod had learned the victim had been robbed of his money during the assault. McLeod stated the victim was told to call Rcom. McLeod gave me the victim's name only as Justin. Earlier, I contacted Amanda Bouffiou by phone and later in person. She had been the barmaid on duty at the Post Office Tavern. Amanda stated that Justin is a

friend of her's and that he works at South. Amanda said Justin had been in the Post Office Tavern sometime after 1100PM on Tuesday, 02/07/17. Justin was drinking and it was not busy. Another man came into the Post Office, whom Amanda described as a tourist. She asked him for his ID, it had a Bellingham address on it, and a possible year of birth of 1978. REDACTED is born in 1976. Amanda said the man was wearing a light blue jacket and a dark colored brimmed BB hat. Amanda sold the man 1 beer. The man was behaving/speaking aggressively and had some words with Justin inside the tavern. Amanda described the man's behavior as "off" and "aggressive". Amanda is 7 months pregnant and was bartending alone. Amanda called the Loft, which is the tavern next door. Aaron Murphy, Loft manager, and another Loft employee came over to the PO. They observed the man for a few minutes and saw that he was "off" and acting "aggressive". Amanda saw Justin offer to buy the man a drink. Justin removed a large wad of cash from his pocket and showed it to the man from Bellingham, offering to buy him a drink. The man clearly saw the cash as Justin removed a bill from the wad. The man got angry with Justin and told him he didn't want any drinks, he already had his own beer. Due to the man's aggressive language and behavior, Amanda asked him to leave. The man did not leave, and she asked Aaron Murphy and the other employee from the Loft to get him out of the PO. Aaron and the other Loft employee intervened and got the man outside, but had to threaten to call police to make that happen. The man went outside and a short while later so did Justin. Amanda saw the man with the blue coat from Bellingham outside having words with Justin, through the large glass window in front, but did not see them fighting. Amanda thought she saw Justin through the window shoving somebody else, a different man, but did not know who that was, if it was a fight, or if Justin was just messing around. I did show Amanda a color WADL photo of REDACTED, with no name or any identifiers. Before I showed her the photo on my car computer, I specifically told her I had no idea if this was an involved person or not. Amanda looked at the color photo on my car computer and immediately said, "yep that's him". Amanda said his hair was longer and he had some slight facial hair, but that was the guy who caused problems at the PO and had words with Justin. I also spoke with Aaron Murphy on the phone and in person. Aaron stated that this same man with the blue coat and dark colored brimmed BB hat had been in the Loft before Aaron saw him at the PO. Aaron described the man as behaving oddly and said he was "off". The man had left his credit card at the Loft and the name on the card was REDACTED. I later recovered that card. Aaron told the man

to leave the Loft due to his odd behavior, and the man left. A few minutes later Aaron saw the man through the window in the door that leads into the kitchen inside the Loft. Aaron saw the man looking around for something inside the Loft's kitchen, which is not a public area nor is it open for the public to be in. Aaron walked quickly toward the kitchen door. The man saw Aaron coming, and the man fast walked out a back door, exiting the Loft to the outside. I showed Aaron the same WADL color photo on my car computer, and prefaced this by telling Aaron this may not be the person. Aaron looked at the photo on my car computer for a brief moment, and then said yes, that was the same man with the blue coat and the hat. I asked Aaron about what happened at the PO. Aaron said he was at the PO possibly after 1130 PM. He saw that this same man from the Loft was in the PO and was behaving aggressively, and was "off". Amanda asked Aaron to help by getting the man to leave. Aaron and another Loft employee told the man to leave numerous times, but he wouldn't. They then told him they were calling the police, and the man then left. Aaron saw the man through the large glass front window of the PO having some words with Justin, but didn't see anything physical. Aaron also did not see Justin push anyone else as Amanda had seen. After speaking with Aaron Murphy, I recontacted Bright to get REDACTED phone number, which Bright provided. Bright also told me that REDACTED shared with him that he had been in some kind of a fight, and that was why he had not come back to Bright's house. Bright stated this was odd, out of character for REDACTED, and Bright did not know where REDACTED actually spent the night. I then called the Whatcom County Sheriff's Office and spoke with a Lt. Hester. I asked if REDACTED was a deputy and he confirmed he was. I told Hester I was looking into some possible mis-behavior by REDACTED at a couple local taverns in Leavenworth. Hester stated he had no knowledge of REDACTED being in Leavenworth for a class, and Hester assumed he was on his own time. I told Hester that nobody had claimed REDACTED mentioned his position, used his title/position, nor had he shown anyone his ID, and no weapons had been seen. I told Hester I would continue investigating and would have someone from Chelan County get back with him.

A short while later, I received a call from a restricted number. I answered it and it was REDACTED. I assumed Bright had given REDACTED my number. I told REDACTED I would have to call him back as I was on a traffic accident, followed by numerous other calls for service. I later called REDACTED back. I explained to REDACTED that I had been the one looking into his disappearance and that now

I was getting information about a possible assault that may have taken place. REDACTED stated that he had been in downtown Leavenworth, he went to a couple different places, he was walking back towards where he was staying on the "main" street, when he was suddenly tackled around the knees/ankles by somebody. REDACTED said he fought/struggled with the person, he used control tactics to subdue the man, and was able to get on top of the man and end the assault. REDACTED said the man came at him from the side for no reason, and he did not know the man. REDACTED stated that he acted in his own defense. REDACTED said the man quit fighting and they went separate ways. I asked REDACTED where went after the assault, and he said he went home and went to sleep. I asked REDACTED where he slept, as Bright said he never made it back to Bright's house. REDACTED said he stayed in a large apartment complex behind Icicle. I asked him if he meant Icicle Inn, and he said he wasn't sure, it was just a large apartment complex, the largest one in Leavenworth. I asked him if he rented a room there, and he said no, he stayed with "some guy". I asked him to tell me how that arrangement got made or if he knew the person. REDACTED said the guy's name was Ryan, he didn't know him, it was just a guy he met that night. REDACTED told me he met Ryan "downtown", he told Ryan he had been in an altercation/fight, and Ryan just offered to let REDACTED stay at Ryan's place. I asked REDACTED why not just continue back to Bright's residence. REDACTED only said, "the guy offered and it seemed like a good idea". I told REDACTED I would need to call him back as I had other calls I was being dispatched to. While responding to other calls, I received several more calls from a restricted number, that I did not answer, and which is not very common.

I then contacted Justin Hendrickson at his residence after he called Rcom at 1630 hours on 02/09/17 to report a robbery. Justin provided me a written statement. Justin said he got off work at South after 1100 PM Tuesday 02/07/17. He had cashed his paycheck and had aprx \$2,200.00 in cash in his pocket. I contacted South and verified the amount of his check as close to this. Justin went to the PO and drank. Justin told me he had words with a guy in a blue jacket at the PO and he offered to buy the guy a drink. Justin said he took his money out and the guy probably saw it. Justin did not know what the words were about. The guy did not want Justin to buy him a drink. Justin went outside to smoke a cigar in front of the large front glass window. The blue coat guy came back outside and they talked some more, but this time it was all social, no angry words exchanged. Justin denied having any physical altercation with anyone

while in front of the PO. Justin then put his headphones in his ears, pulled his pullover hat down over his ears, and walked west on Front Street in front of the shops toward his house on West Whitman. Justin guessed the time was 0100 hours on Wednesday morning. Somebody attacked him from behind, and he never saw the person. Justin was knocked out for an unknown period of time. He was missing his keys, his wallet, and his \$2200.00 in cash. He made it home, and when he woke up in the morning he told his roommate, Tara Walter, everything that happened. I took pictures of Justin's injuries. Justin also emailed me his own photo he took of himself after waking up. All photos were sent to the common drive file. Justin had no marks on his hands/knuckles, other than a small cut under his watch on his wrist. Justin had numerous bloody marks on his face, his nose was swollen, and he had what looked like a 2" wide 6" long red abrasion on the top left side of his head. He also had a 4" X 6" half circle bruise on top of his left shoulder. I showed Justin the same color WADL photo of REDACTED on my car computer. Justin said he had no idea who that person in the picture was. I gave Justin my card with the case number, my phone number, and email address. Justin lastly stated that he had heard his wallet and keys had been found by city employee Tom Radach and were at Leavenworth City Hall. I called Tom Radach, who confirmed he found the keys and saw some blood on the sidewalk in front of the Danish Bakery at 8th & Front. Tom also found the wallet on the sidewalk in front of where Carlos 1800 had been across Front Street from Gustavs, but that business is now vacant. Tom said he took the items to Leavenworth City Hall and gave them to Angela Reinhart. The items were found on Wednesday morning, 02/08/17. As it was now afterhours, there was no way to obtain these items. I called Deputy Paul Nelson, who stated he would get them Friday morning, 02/10/17, put them in paper bags, and lock them in the Leavenworth office cabinet until instructed by detectives otherwise. I called REDACTED back later and asked him if he had been calling me and he said he had been. REDACTED asked how the other guy was from the fight was doing, if the guy was in the hospital, and if others had seen what happened. I told REDACTED the other guy was not in the hospital and I was still working on it. REDACTED stated that he was working with his friend Bright to get Ryan identified, that Ryan is a Leavenworth resident. I told REDACTED that as soon as he or Bright had an idea who Ryan was to let me know. REDACTED said he would advise or he would have Bright call me. I again asked REDACTED to describe where this apartment was. He said it was the largest apartment complex in Leavenworth,

and was behind the Icicle. I called Icicle Inn Best Western, which has hotel rooms and a separate vacation rental condo complex, some of which are privately owned. I asked if a REDACTED had registered there for a room in the past week and they said no. I asked if anybody named Ryan lived in the vacation condos, they said that would have to be looked into during normal business hours with daytime staff. It is possible a Ryan could live back there, or Ryan could also live in the Worldmark vacation condos.

I notified Chief Rick Johnson of the investigation and forwarded the report to him and detectives.

DISTRIBUTION: DETS, K4

NIBRS INFORMATION

CAR VIDEO (Y/N): N

PHOTOS TAKEN (Y/N): Y

RECORDED STATEMENTS (Y/N): N

OFFENSE

Domestic Violence (Y/N): N

Location Code: 13

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: REDACTED

DOB:

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N): N

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name: Hendrickson, Justin

DOB:

Resident (of Chelan County) (Y/N): Y

Victim to Offender Relationship: none

Victim Injuries (No, Minor, Significant): Obvious minor injuries

DRUG VIOLATIONS

Type of drug:

Quantity:	grams		
Value:			
FELONY AS	SSAULT/HOMICIDE		
Circumstanc	es:		
Related Case	e(s):		
CRIMINAL	CHARGES:		
RCW: 9A.36	5.041 CHARGE: Assault 4th Degree	BOOKED: N	
RCW: 9A.56	5.200 CHARGE: Robbery 1st Degree	BOOKED: N	
RCW: 9A.	56.040 CHARGE: Theft 2nd Degree	BOOKED: N	
EVIDENCE	PROPERTY (not entered in Spillma	n)	
1.			
2.			
3.			
4.			
I certify und	er penalty of perjury under the laws o	of the state of Washingt	on
		ion above that I have	
	ssued this on the date and at the locat		
probable cau	se to believe the above named person	n(s) committed the above	7 e
probable cau offense(s) ar	ase to believe the above named person and my report written on this documer	n(s) committed the above at is true and correct.	
probable cau offense(s) ar	se to believe the above named person	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long	ase to believe the above named person and my report written on this documer	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: No	ase to believe the above named personal my report written on this documents	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: No	ase to believe the above named personal my report written on this documents B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon	ase to believe the above named personal my report written on this documents B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon	ase to believe the above named personal my report written on this documents B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon	ase to believe the above named personal my report written on this documents B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon	ase to believe the above named personal my report written on this documents. B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location	ase to believe the above named personal my report written on this documents. B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location	ase to believe the above named personal my report written on this documents. B	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location	ase to believe the above named persond my report written on this documents. But Date th, WA	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location Responsible	ase to believe the above named persond my report written on this documents. But Date th, WA	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location Responsible	ase to believe the above named persond my report written on this documents. But Date th, WA	n(s) committed the above at is true and correct.	
probable cau offense(s) ar _Bruce Long Deputy: Nu _Leavenwon Location Responsible	ase to believe the above named persond my report written on this documents. But Date th, WA	n(s) committed the above at is true and correct.	

Supplement

NARRATIVE: On Friday, 02/10/17, I did some more follow-up on this investigation. REDACTED texted me some photos of injuries he received during the assault.

The photos show REDACTED with a black right eye, the inside of lip is bruised, and a bruise on what looks like his left knee cap. The photos were sent to the common drive. I talked on the phone briefly with REDACTED. He stated that Jason Bright picked him up on what he thought was Joseph Street. REDACTED also stated he had looked on Google Earth, and the condos he stayed in with Ryan appeared to be the Worldmark or Wyndham vacation rentals. These condos are accessible off the end of Joseph Street. I also had one more conversation with Jason Bright, and confirmed he picked REDACTED up where Mine Street intersects West Commercial, across the street from Leavenworth DOT. Joseph Street intersects West Commercial near the intersection with Mine. Later on Friday, 02/10/17, I received a voicemail from REDACTED REDACTED asking for me to call him, but I was off duty. I texted REDACTED back that I work all day Saturday and would call him then. On Saturday, I called REDACTED back. I asked him to recap the situation with me in regards to the assault. He stated there wasn't much to remember, that he could not identify his attacker as the person had come from the side. He then met this guy named Ryan, who let him sleep at his condo which had now been identified as the Worldmark. REDACTED lastly stated that he had an attorney and would want future questions directed to his attorney. I gave that info to Det Sgt. Files. I also checked with the area hotels, Howard Johnson, Der Ritterhoff, Fairbridge, and Icicle Inn, none of which checked in a REDACTED. All of the hotels told me they require an ID to rent a room. Deputy Nelson did pick up the keys and wallet, and placed them in the black cabinet at Leavenworth Office. I placed REDACTED credit card there also.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Deputy: Number	Date			
Location				

Supplement

Sat Feb 11 22:04:56 PST 2017 McLeod #1242

On 2-8-17 at 1129 hrs, I was contacted by Tara Walter-Waugh by phone. I was off duty at the time. She called to ask about her roommate being assaulted and

robbed and what she should do about it. She explained her roommate Justin, had been assaulted the evening of the 7th of February, somewhere in downtown Leavenworth possibly on Front St. According to Tara he was missing a "wad" of cash, bank cards, and his keys. I told Tara to have Justin call 911 and report the incident. Tara explained Justin had recently had a DUI and was skeptical the police would be able to do anything. He was also concerned about being on probation for the DUI and if he could get in trouble for drinking. I explained to Tara I didn't know if we would be able to find a suspect or not but that he still needed to report the incident. Tara said she would try to convince him but doubted he would cooperate.

Tara and I have been friends for a few years. She knew my cell number and knows she can call me for assistance.

Tara and I spoke a again later in the day when she called back to ask if I could check a name she had come up with. Tara said she had gone to the Post Office Tavern and spoke with the bartender, Amanda, who told her a guy had been kicked out of the bar around the same time Justin had left the bar. She further explained Justin and the guy who was kicked out had "exchanged words" while having drinks earlier. Amanda said the guy had left his credit card and told Tara she could go through the credit cards and see if they could find the one matching the guy who had been kicked out. According to Tara she found a credit card with the name REDACTED and Amanda thought it belonged to the man who had been kicked out the night before. I explained to Tara, I could not start checking people unless Justin reported the crime and we had a case number to work with. Tara said she understood and would try to convince Justin to report it.

On 2-9-17, I began my normal patrol shift and checked REDACTED through our local data base. I found an ATL call in which he had been reported missing. Sgt Bruce Long had handled the case and I contacted him to discuss it. Bruce explained Mr. REDACTED had been reported missing but was found around lunch time by the RP. Apparently he had stayed in a hotel room the night before instead of returning to the house he was staying at. Since Sgt Long had no reason to dig further, the call was closed.

Sgt Long had done some digging and contacted the RP from the ATL and asked him about what had happened to Mr. REDACTED the night he didn't return to the house. The RP told Sgt Long, Mr. REDACTED had been in a fight and stayed in a local hotel.

After speaking with Sgt Long I contacted Tara again by phone and explained we may have a possible suspect, and asked if Justin had decided whether or not to report the crime. She said he was unwilling to call the police. I asked her if I could come over and show him a picture of Mr. REDACTED and see if Justin would recognize the suspect. She said to wait about 20 minutes and then to head over. Approximately 5 minutes later Tara called me back and said Justin did not want us to come by. I explained the above information and strongly encouraged her to have Justin call.

At 1609 hrs, Justin texted me and asked if he was to report the incident would he be able to get his money back and asked me to call him.

I called Justin Hendrickson (first time I had heard his last name) and explained it was to early to know about the money he had taken from him. I further explained, we had gone about as far as we could until he reported the incident. Specifically we had not spoke with Mr. REDACTED and wouldn't without a reported crime. Justin said he would report it and asked how to do so. I told him to call Rivercom and gave him the number. At this point my shift had ended so I called Sgt Long. I explained Justin was going to report the incident and requested he take the call since I was out of service and leaving the following day for a week long training in Priest Lake, ID where I was teaching. Sgt Long said he would handle it and I followed up with our Ispy app and saw Justin had called and reported the Robbery.

DISTRIBUTION:

NIBRS INFORMATION

CAR VIDEO (Y/N):

PHOTOS TAKEN (Y/N):

RECORDED STATEMENTS (Y/N):

OFFENSE

Domestic Violence (Y/N):

Location Code:

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: (Last, First, Middle)

DOB:

Offender suspected of using (D/A):
Type of Criminal Activity:
Resident (of Chelan County) (Y/N):
Weapon/Force used (Y/N):
VICTIM (For Each Victim)
Victim #1 name:
DOB:
Resident (of Chelan County) (Y/N):
Victim to Offender Relationship:
Victim Injuries (No, Minor, Significant):
DRUG VIOLATIONS
Type of drug:
Quantity: grams
Value:
FELONY ASSAULT/HOMICIDE
Circumstances:
Related Case(s):
CRIMINAL CHARGES:
RCW: CHARGE: BOOKED:
RCW: CHARGE: BOOKED:
RCW: CHARGE: BOOKED:
EVIDENCE/PROPERTY (not entered in Spillman)
1.
2.
3.
4.
I certify under penalty of perjury under the laws of the state of Washington
that I have issued this on the date and at the location above, that I have
probable cause to believe the above named person(s) committed the above
offense(s) and my report written on this document is true and correct.
Deputy: Number Date
Location

Supplement

NARRATIVE: I received this case on February 14, 2017. From Sgt. Long's report, I learned that the alleged victim Justin Hendrickson's keys had been found on the sidewalk in front of the Danish Bakery at 731 Front Street. Hendrickson's wallet had been found on the sidewalk approximately 300 feet to the west of the keys in front of the now closed Carlos 1800 restaurant at 633 Front Street. I assumed that the alleged assault had occurred on Front Street between 8th Street and the intersection with SR 2. On February 16, I canvased Leavenworth businesses on Front Street between Ninth Street and SR 2 and inquired as to whether any had exterior surveillance cameras, or even interior cameras that afforded a view of the sidewalk. None did.

As mentioned in Sgt. Long's report, REDACTED had supposedly spent the early morning of February 8 in a large apartment complex at the west end of Leavenworth. The apartment may have belonged to Ryan last name unknown, who REDACTED had just met in downtown Leavenworth. On February 16 I visited the Worldmark Park Village resort and spoke with General Manager John Whitby. Per company policy, Whitby refused to provide any information about resort guests without a search warrant.

On February 17, I visited Tara Walter Waugh at the apartment she shared with Justin Hendrickson. Hendrickson was at work at the time. Walter Waugh has known Hendrickson for a long time, but has only shared the apartment with him since December. Hendrickson was sleeping on the living room couch when Walter Waugh woke up on February 8. When Hendrickson got up, Walter Waugh noticed that his face was swollen and covered with blood. Hendrickson did not seem to be aware of his injuries and had no recollection of being assaulted. Hendrickson commented to Walter Waugh that he might have deserved to get beat up because he might have "been an asshole". Walter Waugh knows that Hendrickson likes to drink beer, but she had never seen him drink more than 3 beers and had never seen him obviously intoxicated.

I next interviewed Justin Hendrickson. His face appeared to have healed and I saw no obvious injuries. Hendrickson remembered very little of the assault, except that he had rolled as he hit the ground and had landed on his left shoulder. He remembered that his assailant had worn a blue coat. Otherwise, he was not able to provide any information about the incident. He was unwilling to provide a tape recorded statement. He was concerned about losing his money, but did not appear concerned about the assault. He repeatedly

told me, "I don't want the other guy to be arrested; I might have done something to deserve it". From Hendrickson's statements, I gathered that he had been intoxicated on the night of the assault and may know or suspect that he was not an assault victim, but instead a willing participant in a fight. Hendrickson told me that he carried his money in his left rear pants pocket, not in his wallet. He seemed to only be concerned with getting his money back. When I told him that it was highly unlikely that we would recover his money, even if we identified a suspect and made an arrest, he became even less interested in pursuing the matter. I also told Hendrickson that I could not assume that whoever he had been in a fight with had also stolen his money. Given his suspected level of intoxication, and the fact that his keys and wallet were both found on the sidewalk about 100 yards apart, Hendrickson could conceivably have simply lost his money.

Next, also on February 17, I interviewed the Post Office Tavern bartender Amanda Bouffiou at her home. REDACTED (Bouffiou did not know REDACTED by name; she described him as wearing a blue puffy coat) had been in the tavern for a short period prior to the altercation. He ordered a beer but left before he drank it, and did not pay for it. Justin Hendrickson came into the tavern after getting off work from South restaurant. He had a couple of drinks and then left. Bouffiou thought that he went either to the Loft or the Der Hinterhoff tavern to drink. Hendrickson returned to the Post Office Tavern, but Bouffiou refused him service because she judged him to be intoxicated. Hendrickson was not angry about being refused. He stayed at the bar and talked to Bouffiou, and they teased each other good naturedly. REDACTED returned to the bar about an hour after he left. He apparently took offense at Hendrickson's and Bouffiou's teasing, became angry, and started arguing with Hendrickson. Bouffiou has been a bartender for 9 years and has considerable experience with intoxicated customers. She thought Hendrickson was intoxicated, but did not think that REDACTED was. She described him as "being on something", and said that he was aggressive toward other patrons. Bouffiou asked REDACTED to leave the bar. He did not immediately comply, but after several other customers encouraged him to leave he did so.

I next spoke with Aaron Murphy, manager of the Loft restaurant and bar. On the evening of February 7 / morning of February 8, Murphy decided to close the Loft at 0100 hours instead of the normal 0200 hours. Murphy wanted to avoid having customers who were leaving a party at another bar come into the Loft.

REDACTED arrived at the Loft at about 2330 hours. He came in with a male and a female, but Murphy did not know whether they knew each other or whether they just came in at the same time. REDACTED ordered a beer (a Pilsner) and gave Murphy his debit card to keep his tab open. Justin Hendrickson arrived at the Loft at about 0000 hours. Murphy knows Hendrickson but said they were not friends. Hendrickson had at least three shots of liquor and one beer, but was "totally fine" according to Murphy. Murphy saw no problems between REDACTED and Hendrickson while they were together in the Loft, and said that Hendrickson even bought REDACTED a beer. Murphy did not think that REDACTED drank either the beer he bought for himself or the beer that Hendrickson bought for him. The couple that REDACTED came into the Loft with left the bar through the front door. The kitchen worker Jake came out to the bar to talk to Murphy. Murphy had not noticed REDACTED leave, but while talking to Jake he looked back into the kitchen and saw REDACTED in the back area of the kitchen. The kitchen is closed to the public. REDACTED waved at Murphy. Murphy and Jake walked back into the kitchen to confront REDACTED, and REDACTED left through the back door. Murphy did not pursue REDACTED because he had left voluntarily. REDACTED never closed his tab and left his debit card at the bar, which is how Murphy knew his name. Murphy said that REDACTED did not cause any problems at the bar other than trespassing into the kitchen. He did not think that REDACTED was obviously intoxicated, but he seemed to be "impaired in some way". I asked Murphy to articulate why he thought REDACTED was impaired, and he described REDACTED as being withdrawn.

Murphy closed the Loft and went to the Post Office Tavern to have a beer. When he arrived, he saw Justin Hendrickson standing outside with several other locals. Murphy was not sure if REDACTED was already outside of the Post Office when he arrived; he may have been in the bar but on his way out after being asked to leave. From where Murphy sat inside he could see the sidewalk in front of the tavern. He saw Hendrickson push another local, Dan Inthout, apparently without provocation. Inthout came back into the bar and muttered something to the effect of, "That guy is fucked up", referring to Hendrickson.

Murphy said that REDACTED tried to come back into the bar once after being asked to leave by Bouffiou. Murphy and several other patrons prevented him from doing so. REDACTED didn't really say much, and did not try to force his way in. Murphy said that REDACTED, "seemed confused, as though he'd already forgotten that he had been asked to leave". Murphy saw both REDACTED and Hendrickson walk

away from the Post Office Tavern in different directions. REDACTED walked south toward Commercial Street, while Hendrickson walked north toward Front Street. Murphy did not see either of them again that morning.

I interviewed Dan Inthout by phone on February 17. While at the Post Office Tavern during the early morning hours of February 8, Inthout noticed an "out of towner guy" wearing a blue coat "being a dickhead to everyone". Justin Hendrickson and the out of towner were "going chest to chest" and Inthout said that it was obvious they were going to fight. Inthout knows Hendrickson, and tried to defuse the situation. He told Hendrickson, "Dude, that guy wants to fight you. Go home." Inthout was also wearing a blue coat, and he thought that Hendrickson was so intoxicated that he mistook him for REDACTED and shoved him. Inthout was angry that Hendrickson had pushed him, and walked back into the tavern, telling him, "Screw you. You're on your own". Inthout saw Hendrickson walk away toward Front Street and saw REDACTED walk away in the opposite direction toward Commercial Street.

I interviewed Jay Bright on February 17. Bright was the instructor for the avalanche safety class that brought REDACTED to Leavenworth. Bright did not have dinner with REDACTED in Leavenworth on February 7. Rather, REDACTED had dinner with some of the people who attended the avalanche safety class, all of whom were Washington State Patrol radio technicians. Bright provided me with a list of all six attendees.

I asked Bright what REDACTED had told him about the events of February 7 & 8. He said that REDACTED had been in a fight with someone he did not know. Another unknown person had intervened by pulling REDACTED off of his opponent and telling him, "That's enough". This person offered to let REDACTED come home and stay with him and his girlfriend that night. The only description of the Good Samaritan was that he was "scruffy" and his girlfriend was blond and wore glasses.

Bright repeatedly emphasized that REDACTED's behavior was extremely uncharacteristic. He described REDACTED as mild mannered and "the least aggressive person you'd ever want to meet". Bright also mentioned that he had heard rumors regarding customers of the Loft restaurant having been "roofied" in the past. "Roofie" is a slang term for surreptitiously administering one of a variety of prescription or non-prescription drugs to another person, typically by adding the drug to an alcoholic drink. Females are typically the victim of this crime, and it is often done to facilitate sexual assault. Most of the

drugs typically associated with being "roofied" cause the victim to become drowsy, sleepy, or even to lose consciousness. They do not typically cause the victim to become aggressive. CCSO Sgt. Long had also previously mentioned to me that the Loft had a reputation for similar "roofie" incidents. I checked the CCSO computer database but was unable to locate any incidents of this nature.

On February 21 I called some of the Washington State Patrol radio technicians who had attended the avalanche safety class. Mike Staples told me that he, Bill Connolly, and REDACTED had dinner together on February 7. He described the restaurant as a little bratwurst place, which I later determined to be the Munchen Haus on Front Street. REDACTED met the others at the restaurant and joined them mid-meal. Staples noticed no unusual behavior on the part of REDACTED and said that he interacted normally with others. Between 2000 and 2030 hours, the WSP employees returned to their hotel on foot. REDACTED stayed downtown, and Staples did not see him again until the next morning.

Bill Connolly said that he, Staples, REDACTED, and an additional WSP radio tech, Rich Huisingh, had all eaten dinner at a bratwurst restaurant he thought was named the Heidleburger. After dinner, they all went to a brewery and had a few beers. REDACTED seemed normal and his behavior was appropriate. The WSP employees walked back to their hotel at 2000 to 2030 hours. REDACTED chose to stay downtown. Connolly saw REDACTED walk down the stairs toward Ducks & Drakes restaurant but did not see him enter. Connolly did not see REDACTED again until the following morning.

Rich Huisingh seemed to be familiar with Leavenworth and accurately identified where the group had eaten. REDACTED met the WSP radio techs at Munchen Haus restaurant on Front Street for dinner. After dinner they walked to the Blewett Brewing Company and had a beer. REDACTED seemed normal and his behavior was appropriate. They walked west back toward their hotel. REDACTED left the group at 2000 to 2030 hours and was last seen walking toward Ducks and Drakes. Huisingh was the only person who told me that REDACTED had actually been an instructor in the avalanche safety course, not a student.

I called Aaron Murphy on February 21 to ask him to identify the other "locals" who had been outside the Post Office Tavern with Justin Hendrickson, Dan Inthout, and REDACTED. Murphy identified John Hensley and his girlfriend Amber. I located a Johnathan Hensley in our computer database and determined his address to be 525 Alpine Place, apartment E2, in Leavenworth.

This apartment complex is adjacent to the Worldmark resort. Hensley appears "scruffy" in his Washington Department of Licensing photo, so I thought he might be the person who had allowed REDACTED to stay in his apartment after the fight. I interviewed Hensley on February 22 at his apartment. He admitted that he had been outside the Post Office Tavern in the early morning of February 8 with Justin Hendrickson and others. He described Hendrickson as being very intoxicated and "ready to fight anyone". Hensley did not know REDACTED, but remembered there being only one person, who was wearing a blue coat, outside of the tavern whom he did not know. Hensley did not see REDACTED interact with anyone and said that he was simply standing by the doorway. Hensley identified his girlfriend as Amber McKown, and told me that she did not wear eyeglasses. McKown was sleeping during my visit so I did not interview her.

CCSO Sgt. Long had previously told me that REDACTED had retained an attorney and had asked Sgt. Long to direct all communication to the attorney. Sgt. Long told me that REDACTED asked Sgt. Long about the investigation but refused to answer Long's questions. On February 22, Sgt. Long told me that REDACTED had contacted him and had inquired about the status of the investigation. Sgt. Long provided REDACTED with my phone number. As of February 23 I have not received a call from REDACTED.

I visited the Ducks & Drakes restaurant on February 23 and spoke to the manager. I showed him REDACTED's photograph and asked if he recalled REDACTED being there. The manager commented that business had been so slow for the past few weeks that he would have remembered anyone who caused a problem. He did not remember REDACTED. He has video cameras inside the restaurant, but the footage is only stored for one week.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Deputy:	Number	Date			
Loc	ation				
1300					

Property

Property Number: 75592

Item: Currency

Owner Applied Nmbr:

Brand:

Model:

Year: 0

Quantity: 1

Meas:

Serial Nmbr:

Total Value: \$2,200.00

Color:

Owner: HENDRICKSON JUSTIN D 153497

Agency: CCSO Chelan County Sheriff's

Tag Number:

Office

Accum Amt \$0.00

Officer: LONG BRUCE

Recov:

UCR: MON Money

UCR Status: SNR

Local Status: STO

Storage Location:

Crime Lab

Status Date: 02/09/17

Number:

Date Released: **/**/**

Date Recov/Rcvd: **/**/**

Released By:

Amt Recovered: \$0.00 Custody: **:**:**

Released To:

Reason:

Comments: ALONG WITH KEYS AND WALLET

Name Involvements:

WITNESS: S42707

Last: BOUFFIOU

First: AMANDA

Mid: A

DOB: 12/30/86

Dr Lic: REDACTED

Address: 4270 MISSION CREEK RD

Race: W

Sex: F Phone: (509)423-3034

City: CASHMERE, WA 98815

Complainant 153497

Last: HENDRICKSON

First: JUSTIN

Mid: D

DOB: 08/02/92

Dr REDACTED Address: 145 W WHITMAN ST; 2

Lic:

Race: W

Sex: M Phone: (509)387-

City: LEAVENWORTH, WA 98826

3997

WITNESS: S96018

Last: REINHART

First: ANGELA

Mid:

DOB: 09/26/77

Dr Lic: REDACTED

Address: 208 WEST ST

Race: W

Sex: F Phone: (509)763-3344

City: LEAVENWORTH, WA 98826

WITNESS S123374

Last: WALTER-

First: TARA

0260

Mid: C

WAUGH

DOB: 09/21/84

Dr REDACTED Address: 145 W WHITMAN ST # 2

Lic:

Race: W

Sex: F Phone: (509)679-

City: LEAVENWORTH, WA

98826

WITNESS: 217832

Last: BRIGHT

First: JASON

Mid:

DOB: 01/12/70 Dr Lic: REDACTED

Address: 111 PARK AVE

Race: W

Sex: M Phone: (425)281-4281

City: LEAVENWORTH, WA 98826

WITNESS: 80067

Last: MURPHY

First: AARON

Mid: M

DOB: 06/12/86

Dr Lic: REDACTED

Address: 12140 EMIG DR

Race: W

Sex: M Phone: (509)630-3178

City: LEAVENWORTH, WA 98826

SUSPECT: 247459

Last: REDACTED

First: REDACTED

Mid: REDACTED

DOB: REDACTED Dr Lic: REDACTED Address: REDACTED

Race: W

Sex: M Phone: () -

City: BELLINGHAM, WA 98225

WITNESS: 85245

Last: RADACH

First: THOMAS

Mid:

DOB: 09/13/56

Dr Lic: REDACTED

Address: 120 WHITMAN ST

Race: W

Sex: M Phone: (509)433-2443

City: LEAVENWORTH, WA 98826

07/30/19 11:18

Chelan County Sheriff's Office Dissemination Table:

858 1 Page:

Release

Dissemination Number

96914 When Disseminated 11:06:15 07/30/19

Disseminator WOLSBORN, KARRI

Agency CCSO Recipient JDSA LAW

Organization MICHELLE GREEN

Address EMAIL

Reason for Inquiry RECORDS REQUESTQ

Dissemination Method EMAIL

Information Disseminated (See below)

INVOLVEMENTS:

LW

Type Record # 18C06117

Date 06/17/18

Description

ACCIDENT INJURY

Relationship RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

X Incident Rpt

Collision Rpt

__ Collision

Cad/Call Comments

_ DVD/Photos

DVD/Video

Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES, LICENSE PLATE NUMBERS OF WITNESSES/INVOLVED INDIVIDUALS ALL IDENTIFYING INFORMATION OF VICTIM/ RCW 42.56.240(1) / RIGHT TO PROVACY Reasons for redacting:

X_ Personal Identifying Info ie: SSN,DL / RCW 42.56.230

___ Active Investigations / RCW 42.56.240

__ Non Conviction Information / RCW 10.97.080

x Right to Privacy / RCW 42.56.240 (1)

Additional reasons including RCW's for withholding



Chelan County Sheriff's Office

Incident Report for Incident 18C06117

Nature: ACCIDENT INJURY

Address: 500BLK MANSON BLVD

Location: MA

MANSON WA 98831

Offense MVFA, MVHR, SRCH

Codes:

Received SPRAUER RYAN

How Received: 9

Agency: CCSO

By:

Responding TUENGEL WILL, SUTTON IAN K, SOREANO COLE, MEDIC 3152,

Officers: MATHENA JEREMY, MIDDLETON JEFF, LONG BRUCE, MOORE JERRY,

SUTHERLAND JERI, EAKLE CHRIS, LAKE RANDY, MATHENA JOSH, ERWERT TIM, SHALES GARY, NORTON BRAD, GRANT RANDY,

RODRIGUEZ CARLO

Responsible SUTTON IAN K

Disposition: CAA 06/27/18

Officer:

When 02:44:30 06/17/18

Occurred Between: 02:43:05 06/17/18 and

Reported:

02:44:30 06/17/18

Assigned To: MATHENA JOSH

Detail: GEN

Date Assigned: 06/17/18

Status: ASN

Status Date: 06/20/18

Due Date: **/**/**

Complainant: S22831

Last: COGGINS

First: ORBIE

Mid: D

DOB: 10/12/67

Dr Lic: REDACTED

Address: 135 FUREY AVE

Race: W

Sex: M Phone: (509)687-8070

City: MANSON, WA 98831

Offense Codes

Reported: MVNC Motor Vehicle Accident Not cla

Observed:

Additional Offense: MVFA Motor-Vehicle Accident, Fatal Additional Offense: MVHR Motor-Vehicle Acc, Hit and Run

Additional Offense: SRCH Search Warrant

Circumstances

Responding Officers:

Unit:

TUENGEL WILL

K35

SUTTON IAN K

K41

SOREANO COLE	K67
MEDIC 3152	M3152
MATHENA JEREMY	K15
MIDDLETON JEFF	K10
LONG BRUCE	K5
MOORE JERRY	K14
SUTHERLAND JERI	K47
EAKLE CHRIS	K42
LAKE RANDY	K17
MATHENA JOSH	K21
ERWERT TIM	K50
SHALES GARY	AIR20
NORTON BRAD	K45
GRANT RANDY	K65
RODRIGUEZ CARLO	K46
Responsible Officer: SUTTON IAN K	Agency: CCSO
Received Ry: SPRAUER RYAN	Last Radio Log: 15:44:56 06/19/18 CMPI

Last Radio Log: 15:44:56 06/19/18 CMPLT Received By: SPRAUER RYAN

Clearance: RR Report Received by Records How Received: 9 911 Line

Disposition: CAA Date: 06/27/18 When Reported: 02:44:30 06/17/18

Occurred between: 02:43:05 06/17/18 Judicial Status:

and: 02:44:30 06/17/18 Misc Entry:

Description: Method: Modus Operandi:

Description	
NOVICH, ERIC L	Contacted
REYES, GIOVANNI	WITNESS
REYES, GIOVANNI	ARRESTED
HELLAND, KATHERINE J	CONTACTED
IVERSON, SAMANTHA G	CONTACTED
HANSSEN, HALEIGH M	CONTACTED
REINGOLD, KAITLIN R	CONTACTED
CONTRERAS, FRANCISCO J	CONTACTED
COGGINS, ORBIE D	Complainant
STORMIN TOWING & TRANSPORT, 5158	IMPOUNDED SUSP VEH
HIT AND RUN/INJ/DEAT	Charged With
WHI 2004 CHEV MALIBU WA	Vehicle
	NOVICH, ERIC L REYES, GIOVANNI REYES, GIOVANNI HELLAND, KATHERINE J IVERSON, SAMANTHA G HANSSEN, HALEIGH M REINGOLD, KAITLIN R CONTRERAS, FRANCISCO J COGGINS, ORBIE D STORMIN TOWING & TRANSPORT, 5158 HIT AND RUN/INJ/DEAT

06/18/18 Vehicle	RED 2003 TOYT HIGHLNDR WA	Vehicle
06/18/18 Vehicle	BLK 2003 GMC ENVOY WA	Vehicle
06/18/18 Vehicle	2008 TOYT HIGHLNDR WA	Vehicle
06/18/18 Vehicle	2017 JEEP GRAND CH WA	Vehicle
06/17/18 Vehicle	WHI 2004 CHEV MALIBU WA	SUSPECT VEH IMPOUND
06/17/18 Vehicle	RED 2003 TOYT HIGHLNDR WA	VEH MENTIONED
06/17/18 Vehicle	BLK 2003 GMC ENVOY WA	VEH MENTIONED
06/17/18 Vehicle	2008 TOYT HIGHLNDR WA	VEH MENTIONED
06/17/18 Vehicle	2017 JEEP GRAND CH WA	VEH MENTIONED
06/17/18 Cad Call	02:44:30 06/17/18 ACCIDENT INJURY	Initiating Call
06/17/18 Cad Call	09:36:38 06/17/18 TELETYPE	RELATED
07/06/18 Property	Disc-Audio 0	1 DVD
08/02/18 Evidence	64gb SANDISLE CRUZER	Evidence Incident
07/10/18 Evidence	CLOTHING/DNA CARD	Evidence Incident
07/10/18 Evidence	VEH PARTS/SWABS	Evidence Incident
06/27/18 Evidence	SHOES,SOCKS,JEANS,BELT,SHIRT	Evidence Incident
06/27/18 Evidence	GALAZY NOTE 4	Evidence Incident
08/03/18 DS	LEXIS NEXIS	Records Request

Narrative

NARRATIVE: Report submitted by Detective Joshua Mathena #1136

On June 17th 2018 @ approximately 0249 hours an adult male victim, REDACTED, was reported as laying in the middle of the rode at the 500 block of

Manson Blvd in Manson, WA. It was soon discovered REDACTEDwas likely involved in a pedestrian versus vehicle accident. The reporting party said CPR was being performed on REDACTED.

CCSO deputies and aid units responded to the area. After a short time, REDACTED was confirmed deceased and life saving measures were stopped.

I was told by Sgt Bruce Long that REDACTEDhad abrasions on his chest and stomach, possibly road rash, and also a tire tread imprint on his chest/stomach area.

This information clearly showed REDACTEDhad been struck by a vehicle.

At the scene deputies had no suspect or suspect vehicle. It seemed whoever had struck REDACTEDhad fled the scene and did not report the accident to law enforcement, as required by law.

It was reported by first responders there was a large amount of blood and body tissue from REDACTEDspread over the roadway. The initial investigation believed it was possible REDACTEDbeen laying in the roadway when he was struck by a

vehicle.

I had a chance to review the accident scene but by the time I arrived REDACTED and all the evidence had been removed and the roadway cleaned.

From the evidence I reviewed at the scene it appeared REDACTEDhad been laying down in the w/b lane of Manson Blvd. An unknown vehicle and driver traveling w/b had struck REDACTEDcausing REDACTEDto roll under the vehicle.

I next had a chance to meet with the group of friends who REDACTEDhad been staying with at a vacation rental in Manson 775 Wanato Way not far from the

staying with at a vacation rental in Manson, 775 Wapato Way, not far from the accident scene. This group was in town for a bachelor party.

From my interviews it was said REDACTEDand friends has been at the rental yesterday playing games and consuming alcohol. Around 2200 hours, all walked to the Mountain View Lodge to ride the shuttle to the casino. They stayed at the casino for about two hours before the returned to Manson. Friends Tristan, Nate, Alex and REDACTEDwalked to the Sunset Bar and Grill while the remaining friends walked home. Nate and Alex left the bar before Tristan and REDACTED. Tristan said after leaving the bar with REDACTEDthey walked to an apartment with some girls. Tristan remembers leaving the apartment with the REDACTEDbut nothing else after that. Tristan believed he was separated from REDACTEDbut he somehow made it back to the rental safely.

All of REDACTED friends I interviewed admitted he was highly intoxicated the night before. It was also said REDACTED and others in the group had also consumed "molly" an illegal drug substance the day before.

During the investigation, a medium sized plastic automotive part was discovered at the crime scene. It was believed the plastic part had falling off the suspect vehicle as a result of striking the victim.

In addition to the medium sized plastic part, Sgt Long located and collected approximately 70 smaller pieces of plastic believed to be from the suspect vehicle. These smaller pieces did not have any identifying marks or part numbers unlike the larger part.

Examining the part, it was determined the part was a front fender liner (driver's side), part number 2272557. Checking further, deputies determined the liner would have come off a 2004 to 2008 Chevrolet Malibu.

With this information we began searching the area attempting to locate the suspect vehicle. As a result of the search, we identified a possible suspect, Giovanni Reyes. It was determined Giovanni drove a 2004 Chevrolet Malibu. We would soon determine Giovanni drove on a regular basis a white 2004 Chevrolet

Malibu, Washington license REDACTED. This vehicle is registered to Giovanni's mother, Susana Reyes-Bohorhuez.

It was soon discovered Giovanni was not the reporting party to the accident but had arrived on scene after the initial 911 call. It was said Giovanni was the person who began CPR on the victim.

We discovered Giovanni was at work in Chelan and responded to make contact with him. Deputy Eakle arrived on scene first and contacted Giovanni at approximately 1255 hours. I arrived second and located Giovanni's 2004 Chevrolet Malibu parked on the shoulder of highway 97A, on the public right of way.

I approached the vehicle and noticed the vehicle was missing a portion of the driver's side wheel liner which matched the liner we had located at the scene. I next looked under the front of the vehicle and found what appeared to be a fair amount of blood and body matter on the frame and other parts of the undercarriage. Seeing the blood and body matter, I advised Deputy Eakle to detain Giovanni.

It should be noted the Malibu and no visible damage to the front end, such as a dented bumper, broken grill or headlights. This again indicated to me REDACTED was laying down when struck.

Giovanni was secured in Sgt Moore's patrol vehicle. Deputy Eakle was assigned to stay with the Chevrolet Malibu to have the vehicle towed to the Wenatchee Police Department evidence bay in Wenatchee. The vehicle was towed and secured in the evidence by Randy's towing pending a search warrant.

Giovanni was read the Miranda rights before he was transported to the office. Once to the office, I read Giovanni his Miranda rights a second time and he agreed to speak with me. Giovanni knew I wanted to speak with him about the hit and run earlier in the morning.

During the interview Giovanni admitted he had been drinking alcohol earlier in the night but stopped drinking around mid-night to "sober up". Giovanni said around 0200 hours he drove some friends to Manson where he dropped them off at a house. Giovanni said he stayed at the house for about 15 minutes before leaving. Giovanni denied driving though the area where the victim was struck and killed and claimed he took a different route home.

Giovanni claimed after dropping his friends off at a house near downtown Manson, he drove to the gas station near Mill Bay Casino to get gas. He left the gas station and drove home via Wapato Lake Road which would take you around Manson

Blvd.

Once Giovanni got home he said he forgot a device for his phone at his friend's house. He left his residence and drove through the 500 block of Manson Blvd where he was waved over by the male who had called 911 to report the accident. Giovanni said he parked his car and began CPR on the victim. Giovanni stayed on scene and was contacted by law enforcement.

Giovanni denied being on his cell phone at the time of the collision or anytime right after. Giovanni said he did not call anyone while at the accident scene or right after. The only person he called was his brother who was in Kentucky on a military base. This phone call occurred after Giovanni arrived home. Since Giovanni had been lying to me I did not believe his statement on his phone usage. Giovanni's cell phone, A Samsung Galaxy Note 4, was seized pending a search warrant.

After Giovanni's initial statement I asked him if he now wanted to tell me the truth. I told him I knew he was not being honest with me and I could prove it. Giovanni thought for a minute then said he wanted to be honest.

Giovanni started out by saying he was actually relieved when Deputy Eakle first contacted him since he knew he had to face what he did.

Giovanni told me he worked on Saturday and Chelan Parasail and Boat rentals until 1930 hours. After work he drove home to Manson where he cleaned up and watched Netflix. Around 2230 he left his house and drove to Chelan to Senor Frogs.

Giovanni said he met some friends and began drinking alcohol. He admitted to drinking two AMF mixed drinks and one Corona beer. He still claimed he stopped drinking around 0000 to 0030 hours to sober up. Giovanni said he left the bar with his friends and walked around Chelan trying to sober up.

Once he left the bar Giovanni said he and his friends walked around between an hour and an hour and fifteen minutes. It was also around this time Giovanni ordered and picked up a pizza from Westside Pizza in Chelan.

Around 0200 hours Giovanni said he self-administered field sobriety tests. He said under his own watch he performed the one leg stand, walking a straight line and the finger to nose test. Giovanni said he thought he did well and was sober enough to drive.

Giovanni, along with three friends, Danika Dry, Bendan Marley and Joesph (unknown last name) drove to a house in Manson.

Giovanni said he told the truth about driving his friends to Manson and dropping

them off. Giovanni's story changed here and now he said he did travel through the 500 block of Manson Blvd. Giovanni still claimed he was not drunk but did admit while traveling down the road he was looking down searching for an item in his car he could not find. Without notice, Giovanni said he ran over something large. Giovanni said as a result of hitting this unknown object he was lifted out of his seat several inches.

Giovanni admitted he thought he hit a person or maybe a deer. Giovanni continued down the road for several hundred yards before stopping and turning around. Once to the scene the original RP had already pulled over and was calling 911. The RP yelled at Giovanni for help. Giovanni pulled over and saw the body of the victim laying in the middle of the w/b lane where he just traveled. Giovanni knew he had ran over the victim and began CPR. While performing CPR he admitted believing the victim was dead but continued CPR until relieved.

Giovanni admits to lying to law enforcement when contacted at the scene, just like he lied to me today. Giovanni said it was intention to call law enforcement at some point and he needed time to process knowing he hit and likely killed the victim.

I asked Giovanni if he had not been distracted while driving down the road if he believed in his mind he would have seen the victim in the roadway and had time to stop. Giovanni admitted if he had been paying attention he would had plenty of time to see the victim and stop.

When asked about speed, Giovanni thought at the time of the collision he was traveling around 25 mph, the posted speed limit. When asked again, Giovanni admitted he has a problem with speeding and might have been traveling closer to 30 mph.

From the investigation, it is known Giovanni had been drinking alcohol within a few hours of the accident. Giovanni admits to knowing he was too drunk to drive once he left the bar and took steps to "sober up". Giovanni went as far to self-administer his own field sobriety tests, which to me shows he had questions in his own mind if he was able to operate a vehicle safely.

Giovanni claims he was distracted when he struck the victim, not impaired. Either way, Giovanni struck the victim who was likely laying in the roadway. At this point in the investigation, it is believed the victim died as a result of being struck by Giovanni but a medical examination will determine the cause of death.

After striking the victim, Giovanni continued down the road for several hundred yards before deciding to pull over and turn around. It was clear Giovanni did not pull over right away.

When Giovanni did return to the scene and was contacted by law enforcement, he had ample chances to inform law enforcement he was the person who had struck the victim. Giovanni did not do this and law enforcement had to begin an investigation in order to identify him as the suspect.

It should also be noted the original RP in this case had traveled the same road and direction as Giovanni. This RP clearly saw the victim in the roadway and had ample time to react to avoid striking the victim.

After the interview Giovanni was transported to the Chelan County Regional Justice Center where he was booked for Hit and Run Resulting in Death. With the above information, I obtained a search warrant for Giovanni's Chevrolet Malibu. The search warrant was signed by Chelan County Superior Court Judge McSeveney on June 18th 2018 @ 1544 hours.

On June 19th 2018 Sgt Bruce and I met with the Washington State Patrol crime scene investigators at the Wenatchee Police Department. The crime scene investigators were going to serve the search warrant and process the Malibu. I was present with the investigators for an hour and a half before leaving to take the remaining portion of the day off. Sgt Long stayed with WSP while they completed the search.

Later in the day I was informed Detective Randy Grant attended the autopsy. I would later speak with Detective Grant and from the autopsy there was no information REDACTED have been struck by more than one vehicle. It had been a potential theory the reason REDACTED was laying in the road was a result of being struck by another vehicle not driven by Giovanni. It appears there is no evidence to suggest this occurred.

On June 20th 2018 Sgt Long and I drove to the Chelan/Manson area for follow up. We first stopped by Senor Frogs to obtain video footage from Saturday night Sunday morning. We spoke with an employee who directed us to contact the owner, Dick Montoya, which we did.

Working with Dick, we will be making arrangements to obtain the video surveillance from Senor Frogs.

We next met with and interviewed Eric Novich, one of the bartenders working at Senor Frogs on the night in question. With Eric's permission our conversation was audio recorded.

Eric has worked as a bartender for Senor Frogs for the past 16 years. When asked, Eric is familiar with Giovanni as a customer at Senor Frogs.

Eric remembers Giovanni coming into Senor Frogs the previous Saturday around 2200-2300 hours. Eric said Giovanni ordered one drink and would later say he believed it was an AMF. After Giovanni arrived, Eric said the bar became very busy and he did not see Giovanni until around 0200-0215 hours.

Eric said after the bar was closed and the front door was locked Giovanni came to the door since he left his bank card and never paid for his drinks. Eric allowed him in and the tab was paid in full. Eric recalled three drinks on the bar tab for around \$24.00.

When Giovanni came back to the bar Eric did not recall him slurring his words or stumbling around.

Eric did add he thought Giovanni had left the bar early in order to give some co-workers a ride home. He said a day or two after the accident he was spoke with one of Giovanni's co-workers, Joey. Eric said Joey told him Giovanni gave him and others a ride home to Manson once they left the bar. After dropping them off in Manson, Giovanni drove back into town and picked up a pizza then returning to Manson and dropping the pizza off with his friends.

I found this statement to be in contrast to Giovanni's recorded statement. I did find it odd Giovanni had returned to Senor Frogs around 0215 hours to pick up his bank card and pay his bar tab.

Sgt Long and I next drove to the Sunset Bar and Grill in Manson. We spoke with an employee and asked about video surveillance. We were told our information would be passed along to the owners who would be in contact.

We left Sunset Bar and Grill and drove a short distance to the accident scene. From the search warrant of the vehicle, it was noted the passenger side front rim and fresh damage. Sgt Long believed the damage to the rim might be from striking the curbing before or after the accident.

To the scene Sgt Long and I began walking the w/b shoulder examining the curbing. Over 300 feet from the accident scene, we located fresh damage to the curbing. We also located what appeared to be fresh tire marks on top, not the side, of the curbing about ten to fifteen feet above where the curbing was damaged. It appeared a vehicle, likely Giovanni's, had hit the curb hard enough to damage the rim, remove concrete from the curbing, jump the curbing and travel a short distance before returning to the roadway. The damage to the curbing and tires tracks were all photographed.

Once we cleared the scene we drove back to the Chelan office. Sgt Long had made arrangements to meet with the original RP, Dewayne Coggins. I was not present but Sgt Long took a statement from Coggins. I was later told by Sgt Long Coggins estimated he was on scene with 911 approximately five minutes before Giovanni arrived. This will be something I will be looking into further since Giovanni claimed he was on scene within a minute or two.

On June 21st 2018, I had a chance to speak with Danika Dry who is currently residing in San Diego. Danika had been in town the previous weekend celebrating her 21st birthday with friends.

Danika said she was friends with Giovanni and had worked with him the previous summer at the boat rental company. While out with friends on Saturday, Danika said they went to several wineries and ended up at Senor Frogs. Here they eventually met up with Giovanni though Danika said he was never "in" their group Around 0030 hours Danika and her group, including Joey, decided to leave and Giovanni agreed to drive them home. Danika said they left Senor Frogs and drove straight to Manson to Joey's house.

Hearing this caused me concern since Giovanni claimed to have left the bar and walked around Chelan for over an hour trying to sober up.

I asked Danika if she was mistaken and could the group had left the bar and went to another bar or some other location. Danika admits to being intoxicated and said she had no memory of walking around to going to another bar. She remembers the ride to Manson and Joey being in the car with them.

I asked Danika if they stopped for food before heading to Manson, which she said no. I then asked about pizza. Danika said they did not stop for food but remembers waking up in the morning and there was pizza there which she had no idea how it got there.

I next spoke with Joey, identified as Joseph S Holman DOB 06/29/1993, over the phone. Joey was aware of the accident and knew this is why I wanted to speak with him.

Joey said on the day in questions he was celebrating Danika's 21st birthday. He said they visited several wineries before heading to Senor Frogs.

Joey's statement was consistent with Danika's when he said they left the bar around 0030 with Giovanni. Joey said they drove straight to Manson without stopping. Joey was very adamant they did not stop for food, walk around or anything else. Joey said he had to be at work at 0900 hours so he needed to get home.

When asked about the pizza and Eric's statement, Joey said he had heard Giovanni dropped them off and returned to Chelan. Giovanni eventually purchased a pizza which he returned to Manson and dropped off at the house.

I next spoke with Will, the owner of Westside Pizza. I asked Will about Saturday night and he said he was working and did recall Giovanni coming in early Sunday morning and ordering a pizza.

Will said he owed Giovanni some pasta from a past mistake. Giovanni came into Westside between 0130 and 0200 hours and asked Will if he could order the pizza in exchange for the pasta and Will agreed.

I asked Will about the time and he was sure Giovanni did not come in until after 0130 hours.

Will's statement was consistent with Danika's and Joey's about the time frame for the night. All information indicated Giovanni had left Senor Frogs around 0030 hours and drove his friends straight to Manson. Giovanni returned to Chelan where he ordered the pizza and also met with Eric at Senor Frogs to recover his bank card and pay his tab. I am not sure where Giovanni drove to after picking up his bank card but I do he eventually made it back to Manson. I next began reviewing the scene photographs taken by Deputy Sutton who was one of the first responders. I found in one of the photos I found a person I believed was Giovanni. Giovanni was wearing what appeared to be blue jeans, a white t-shirt and a white collared t-shirt which was not buttoned. In this photo it was very clear Giovanni was on his cell phone. He was holding the cell phone in his right hand up to his right ear. If this in fact was Giovanni it clearly proved he once again lied to me during his initial statement.

After reviewing the photo, I had a chance to speak with Deputy Sutton over the phone. I asked Deputy Sutton if he recalled what type of clothing Giovanni had worn while at the accident scene.

Sutton recalled Giovanni wearing a white button up shirt, not buttoned, and jeans of some sort. This information supported the photo and in fact Giovanni had used his cell phone to place at least one call while at the accident scene. With the above information I applied and obtained a search warrant for Giovanni's cell phone. The search warrant authorized me to search the cell phone for tex messages and phone calls on June 17th 2018 for a certain time frame. I will submit a supplemental report when this information is obtained. DISTRIBUTION:CCPAO

NIBRS INFORMATION

IN CAR VIDEO (Y/N):y

IN CAR RECORDED STATEMENT (Y/N)

PHOTOS TAKEN (Y/N):y

RECORDED STATEMENT: (OTHER THAN IN CAR VIDEO)

Digital Recorder (Y/N):y

OFFENSE Hit and Run resulting in death

Domestic Violence (Y/N):

Location Code:

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: Reyes, Giovanni

DOB:11/15/1996

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):y

Weapon/Force used (Y/N):

VICTIM

Victim #1 name: REDACTED

DOB: REDACTED

Resident (of Chelan County) (Y/N):n

Victim to Offender Relationship:

Victim Injuries (No, Minor, Significant):death

DRUG VIOLATIONS

Type of drug:

Quantity:

grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW:46.52.020 CHARGE:H & R Death BOOKED:06/17/2018

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:	
EVIDENCE/PROPERTY (not entered in Spillman)	
1.	
2.	
3.	
4.	
I certify under penalty of perjury under the laws of the st	
that I have issued this on the date and at the location about	
probable cause to believe the above named person(s) con	
offense(s) and my report written on this document is true	e and correct.
Deputy: Number Date	
Location	
Responsible LEO:	
Approved by:	
	-
Date	

Supplement

NARRATIVE: On June 17, 2018 at approximately 0244 hours I Deputy Soreano was on routine uniformed patrol in the Chelan area of Chelan County for the Chelan County Sheriff's Office. At this time I responded to a report of a vehicle versus pedestrian collision in the 500 blk of Manson Blvd, Manson. While responding, Rivercom advised there was a male laying in the roadway. The reporting party identified as Coggins, Orbie, D. (10/12/1967) advised Rivercom a passerby was on scene performing CPR.

I arrived on scene at 0254 hours, Deputy Sutton and Deputy Tuengel arrived shortly after me. Upon arriving I contacted the reporting party, Orbie. Orbie informed me he was heading home from work and saw a male performing CPR on the male who was laying on the ground. Orbie gestured to a Hispanic male in his 20's standing near the victim was the one who performed CPR. As I contacted the male I observed a white male laying in the roadway in the westbound lane of Manson Blvd, medical personnel were performing CPR.

I contacted the Hispanic male, identified as Reyes, Giovanni (11/15/1996) who was standing near the victim. Giovanni stated he lived on Pine Crest and was driving home when he saw the victim laying in the roadway. Giovanni stated the male was unresponsive when he found him. Giovanni stated he then began CPR until medical personnel arrived.

A female, identified as Reingold, Kaitlin, R. (03/29/1988) was standing next to Giovanni, she informed me she was staying in a house just north of the collision. Kaitlin stated around the time of the collision she heard a sound like garbage cans being knocked over. Kaitlin did not see any vehicles in the area driving away. Kaitlin informed me she made her way outside and observed Giovanni attempting to perform CPR on the victim.

While still on scene medical personnel discovered a piece a flesh several yards from the victim. I walked the perimeter of the scene with medical personnel to ensure there were no other victims. While walking back through the scene, there were numerous pieces of plastic that appeared to be from the wheel well of a vehicle. There was a wallet several feet away from the victim. A WA state driver's license of the victim was found near the wallet. There were also other personal items several feet away from the victim, suggesting he was struck by a vehicle.

At 0300 hours medical personnel terminated CPR and advised Rivercom the victim was confirmed dead.

Upon reviewing my audio and video footage, my vehicle was not close enough to the scene to transmit the audio.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

C. Soreano 1307 6/18/2018

Deputy: Number	Date			
Chelan, WA				
Location				

Supplement

NARRATIVE: On 6/17/18 at 0244 hours, all times approximate, I Deputy Tuengel, was working uniformed patrol in my marked patrol car in the Chelan area of Chelan County. I was dispatched to the 500 Block of Manson Boulevard for a male laying in the roadway. While responding I learned this was a hit and run vehicle collision. I also learned the male in the roadway, later identified as REDACTED was confirmed to be deceased.

I arrived shortly after EMS pronounced REDACTEDdead. I could see a body covered in a white sheet in the roadway with car parts around it. I confirmed with

deputy's that were on scene before me they did not need immediate assistance. Prior to arriving I had driven by a possible suspect vehicle. I began an attempt to locate a dark colored Lexus passenger car. I observed the Lexus had front-end damage consistent with the damage I observed at the collision scene. This vehicle was later identified and was unrelated to the hit and run.

I returned to the scene. I began taking photographs and taping off the area with crime scene tape. I walked the area to determine size and scope of the area I believed to be the crime scene. I placed marking tape to prevent unauthorized entry.

I began to look at the car parts left behind by the suspect vehicle. Without touching the parts, I attempted to find any marks that could help identity the suspect vehicle. I was not able to find any distinctive markings.

I then began to search the area for any additional evidence that may have been left behind by the suspect's vehicle.

I assisted the Coroner place REDACTEDin a body bag. I assisted the Coroner search REDACTEDclothing for anything of evidentiary value. Nothing was discovered.

I helped maintain scene security until relived by addition deputies.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct. William Tuengel 1298 6/18/2018

Deputy: Number	Date		
Chelan			
Location			

Supplement

NARRATIVE: On Sunday, 06/17/18, at aprx 0300 hours, I was called at home and advised of a hit and run fatality accident In the 500 block of Manson Blvd, which is just west of downtown Manson. That area is aprx 90 minutes from my residence and I arrived at aprx 0500 hours. CCSO had called for assistance from the WSP, and I was met there by WSP Det. Sgt. Dan Richmond. WSP Det. Bob Schroeder from Ellensburg arrived a short while later. Upon my arrival, the scene had been secured by deputy road blocks on both ends, scissor barricades,

orange cones, and Sheriff yellow tape. Coroner Earl Crowe also arrived. Sgt. Richmond and I examined the deceased without moving or rolling him. We observed that the deceased had what appeared to be tire marks on his chest and abdomen, along with "road rash" from the asphalt. The deceased's front side was relatively in-tact. The deceased's wallet was near his body against the curb. The wallet contents were strewn about to the west of the wallet, also in the gutter. Wallet content and ID indicated the victim was REDACTEDof Seattle. REDACTEDhad been wearing a blue bb hat, blue zip cloth jacket, white t-shirt, blue jeans, black tennis shoes. I asked CCSO Dep. Tuengel to check social media for recent information on REDACTED, and there was nothing indicating why REDACTEDwas in Manson, WA. The initial responding deputies who were still on scene were Will Tuengel, Ian Sutton, and Cole Soreano. Those deputies were relieved when the dayshift came in. Deputy Sutherland, Cpl. Randy Lake, and Sgt. Jerry Moore took over security.

I took an initial set of photos with no evidence markers. I then took a second set of photos with evidence markers. The WSP dispatched their camera equipped UAV, which provides overhead shots, video, and measurements. Sgt. Richmond and Det. Schroeder operated the UAV. The majority of evidence was located west of the body, with large flesh chunks aprx 20 feet and 40 feet to the west. Small bits of flesh from the size of a dime to a quarter were strewn all over the road, in both east and west bound lanes, but primarily in the west bound lane. The bits of flesh continued for a minimum of 60 to 70 feet. There were also many pieces of black plastic car parts from right near the body, and continuing west up the road at least 300 feet. Most of the pieces were in the west bound lane, but some were also in east bound lane. At aprx 400 feet out to the west, I located the camera lens and flash form the deceased's destroyed cellphone along with a few small pieces of broken black plastic which appeared to be car parts. A majority of the victim's cellphone had also been located a few feet west of the body, torn apart and destroyed. It was marked and photographed in 5 pieces, the phone guts, the glass screen, the outer case, the screen protector, and then the lens with flash. Coroner Earl Crowe removed the body for a later forensic exam for evidence. I collected the following items with Sgt. Moore filling out the inventory and Cpl Lake holding the evidence bags: E, blue BB hat.

Y, 4 red and blue poker chips, some poker chip residue was ground into the asphalt just east of the body.

Z, pack of Camel cigarettes.

J, wallet and contents.

F, wheel well liner and pieces with part # 22725577, according to GM parts website this is a LF wheel well liner for a 2004-2008 Chevrolet Malibu.

H, trim pieces.

G, cellphone cover.

I, cellphone screen saver.

X, trim pieces.

K, cellphone guts/interior.

L, cellphone part, possibly the actual screen.

V, trim pieces.

U, trim pieces.

W, trim pieces.

M, trim pieces.

N, trim pieces.

O, trim pieces.

P, trim pieces.

Q, trim pieces with partial letters JJASOND.

R, trim pieces.

S, trim pieces.

T, cellphone flash/lens & trim pieces.

After the evidence was picked up, I called Det. Josh Mathena to assist with case follow-up. The most important item was the car part # 22725577 which returned to an inner wheel well trim for a 2004-2008 Malibu. I worked with Rcom dispatcher Lisa Lewis, and I double checked Spillman, to develop a list of just 11, 2004-2008 Malibu's which had been contacted in the Manson and Chelan area. One of these Malibu's was registered to the Reyes family at 133 Pine Crest in Manson, WA. Cpl. Lake contacted that address at aprx 1300 hours. He briefly spoke with Adriana Bohorquez and Mauricio Reyes. Adriana and Mauricio told Cpl. Lake that their brother Giovanni Reyes was the driver of the white 2004 Chevy Malibu, the car was registered to his mother and father, and the car should be parked in the area of Waterslide Drive in Chelan where Giovanni worked. CCSO Dep. Eakle and Det. Mathena located the car near Waterslide Drive. Det. Mathena observed the LF inner wheel well was gone from the car, exposing the windshield washer fluid tank and other internal parts. This part would match the detached part found with the victim. Adriana and Mauricio also told Lake their brother

Gio (their name for him) had told them that morning that he had been at an accident scene and had assisted with CPR on the victim. Gio had told his brother and sister that he had lifted the victim's shirt to look for injuries, and he saw tire marks on the victim. Lake then called me. I ran Giovanni Reyes in Spillman and saw that he had in fact been contacted at the accident scene by the original deputies. I then responded to 133 Pine Crest and spoke briefly with Adriana and Mauricio separately.

Both Adriana and Mauricio gave me a similar version of events that Gio had been out with that car on the evening of Saturday 06/16/18. Adriana did not know what time he got home, but Mauricio told me Gio got home about 0330 hours on 06/17/18. Mauricio looked at a clock at 0255 hours and Gio was not home then. Mauricio heard something and looked at the clock again, thinking it was about 0330 when Gio got home. Between 0830 and 0930 on 06/17/18, both Adriana and Mauricio were speaking with Gio and he told them the story of the car accident and CPR, how he was flagged down by someone else, and Gio lifted the shirt and started CPR. I also called Dep. Cole Soreano, who was first on scene, and confirmed that Gio had been there and was positively ID'd at the scene. I then called Det Mathena and gave him all of that information. A short while later, Giovanni Reyes was located and detained. Gio was taken to Chelan City Hall and the car was secured at the Wenatchee Police Station, followed there by Dep. Eakle. As I was at 133 Pine Crest, Manson, the Reyes parents arrived at home. They confirmed they owned the white 2004 Malibu, but that it was Gio's car to drive. I asked them if the car had been in any accidents recently, and they stated no, and not to their knowledge. Hugo Reyes also added that he had spoken with Gio about the accident, he had asked Gio if he had hit anything, and Geo told Hugo he had not hit anything. I then left the residence and drove to Chelan Station.

Upon arriving at Chelan Station, I gave Det. Mathena all the information I had gathered this day. He interviewed Giovanni Reyes for a short while. Det. Mathena exited the interview room at Chelan Station and stated that Gio had confessed to hitting something, then Gio drove a short ways past the scene, turned around, returned, and the original RP Orbie D Coggins was on-scene and flagged Gio down. According to Gio's own statement to Det. Mathena, Gio did everything he should have done, accept tell deputies that he had hit something. Gio also did not immediately confess to Det. Mathena, as he held onto his original fictional story of driving back to downtown Manson from his residence because he forgot

something at a friend's house, he saw Coggins flagging him down and he stopped. When confronted with the physical evidence of the LF wheel well liner missing from his car, the liner recovered next to the dead body, and Det. Mathena seeing in plain view in the daylight that blood and matter was inside the wheel well, Gio then confessed. I also contacted the victim's mother in Edmonds by phone and gave her all of the information I had.

On 06/19/18, CCSO Det. Mathena obtained a search warrant for the suspect vehicle. The vehicle had been in secure storage at the Wenatchee Police Station. At 0900 hours, I met Det. Mathena, Det. Grant, and 4 criminologists from the WSP Cheney Crime Lab to search the car. The WSP personnel were identified as Mitch Nessan, Trevor Allen, Kristen Storement, and Jeremy Phillips. We attempted to begin the search at WPD by using jacks, jack stands, and mechanic's creepers. The vehicle could not be safely raised enough, so at 1100 hours, we moved it to the Chelan County police mechanic garage at 401 Washington Street. Det. Grant drove the car as I followed him. Det. Grant did not drive over anything visible during the moving of the suspect vehicle. The vehicle was raised on a hydraulic lift and the search commenced. Located on the vehicle were following items:

- 1, broken plastic piece on front center of air dam, under front of car.
- 2, broken plastic piece on left front of air dam, near LF tire.
- 3, broken plastic piece under car on driver side, near LF tire.
- 4, broken plastic piece from behind front bumper, under front of car.
- 5, tissue swab, underside vehicle frame.
- 6, tissue swab, underside vehicle frame.
- 7, tissue swab, underside vehicle frame.
- 8, tissue swab, underside of vehicle.
- 9, fibers, underside of vehicle.
- 10, front fascia with fibers and marks, front of vehicle.
- 11, right front tire with large amount of damage and possible cement residue.
- 12. SD card from WSP crime lab camera with photos.
- 13, indicia papers from glove box and RF floor of vehicle.

The WSP transferred all of the items they collected to me, and I secured them in the evidence room. The main results of the vehicle search indicate bodily fluids and flesh were present on the underside of the car, almost entirely on the driver side and underneath. The fluids were easily noticed in what remained of the LF driver wheel well liner. The broken wheel well liner piece collected from near the body matched up with what remained attached to the vehicle. The victim

had been wearing dark blue clothing, and dark blue fibers were found on the front air dam and fascia. From the autopsy, it was learned that the victim was probably lying face down on the road, a circular part of the vehicle under the LF known as a motor mount, just to the inside of the LF tire probably struck the victim just above his anus area. This strike rolled the victim over, and the vehicle continued west on Manson Blvd. The victim is described as being 6'1" and 210 pounds. Driving over him would have caused a large disruption inside the suspect vehicle, a mid-size 2004 Chev Malibu 4 door.

On 06/20/18 at aprx 1100 hours, myself and Det. Mathena travelled back to the scene in Manson, WA. We met with the bartender from Senor Frogs, Eric Novich. Eric ID'd Giovanni Reyes from a photo Det. Mathena had. Eric stated he had known Gio for about 4 months and only as a customer. On Saturday night, 06/16/18, Gio had been as Senor's, he was seen having 3 drinks at this location, 2 mixed drinks and 1 beer. At aprx 0215 or 0230 on Sunday, 06/17/18, Gio returned to pay his tab and pick up his credit card he had left behind there. Eric thought the amount owed was \$24.00. Contact was also made with the owners, Richard and Teddy Montoya, to obtain a copy of the tab and also the bar video.

On 06/20/18 at 1320 hours, we located a fresh curb strike possible made by a wheel aprx 390 feet west of the victim's head. The only curb is on the north shoulder. Adjacent and just to the west of the strike, were white drag marks on top of the curb. All of this was photographed. The curb strike was adjacent to where I had located the last of the black plastic car debris/pieces and the victim's cellphone camera lens/flash. The curb strike appeared to be fresh, as the broken cement was white in color. The older curb strikes in other locations on the same curb were darker and had some discoloration. I collected some pieces of broken cement from the location. I used both cement already present and I used a rock to break off a larger piece for comparison to the RF wheel with residue from the suspect car.

On 06/20/18 at aprx 1540 hours, I met with the original RP Orbie D Coggins. Duane operates a shuttle service between Manson and Chelan. The other owner of the business is his aunt, Lena Simmons. Duane stated that at aprx 0155 hours on 06/17/18 Sunday, his aunt used the shuttle to drive customers from Chelan to a vacation rental on Daisy Lane which is aprx ½ mile from the scene. Lena had driven back through the same area at aprx 0200 hours, into downtown Manson, and she did not report seeing a body there. At 0245 hours, Duane was WB through that same area in his personal vehicle enroute to his residence. He saw what appeared

to be trash, and he began driving around it in the oncoming eastbound lane. As his RF passenger window became even with the body, he realized it was a person. He drove just passed the body and pulled aprx 10 to 20 feet in front/west of it. He put his flashers on and got out. He stated he did not touch or manipulate the body. The deceased was face up. Duane called 911 and thought he was on the phone with dispatch for aprx 5 minutes, when Giovanni Reyes in the white 2004 Chev Malibu drove down the hill eastbound towards him. Duane waved at Gio and he stopped. Gio performed CPR for aprx 10 minutes. A female subject arrived on foot from a house overlooking the scene on Topaz Lane, and she relieved Gio on the CPR. Aprx 10 minutes after she took over CPR, the ambulance arrived. These times are all aprx, as estimated by Duane Coggins.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

_Bruce Long	1073	06/20/18
Deputy: Number Date		
CCSO Leavenworth	·	
Location		

Supplement

NARRATIVE: On June 17 2018, at 0257, I Cpl Mathena was on uniformed patrol for the Chelan County Sheriff's Office

I heard Rivercom advised of an Agency Assist for Manson EMS. They advised there was an intoxicated male laying in the roadway in the 500 blk of Manson Blvd. Moments later it was advised there was now CPR in progress to the male. It was unclear to me if the male laying in the roadway was hit by a vehicle after laying there or it was mis-reported initially.

I responded to the call from Wenatchee. While responding it was confirmed the subject was deceased. I arrived on scene at approx.0328 hrs. The roadway was damp from rain but drying in spots. I briefly observed a white in color Chevy Malibu parked at the scene facing eastbound. I contacted Deputy Sutton and spoke with him briefly. I told was the first people once seen were Coggins, Orbie and Reyes, Giovanni. He stated Reyes had performed CPR on the deceased subject. He also stated he had already took some photos of the scene as well as Deputy Tuengal. Coggins told me he observed the laying in the

roadway that he initially thought was debris in the roadway. He stopped and called 911. Reyes and Coggins both told me they did not observe anyone hit the subject they arrived after the fact. I advised Deputy Sutton release Reyes and Coggins from the scene if we had all their contact information.

The deceased subject was laying in the westbound lane of in the traveled portion of roadway. I could see debris from apparently the undercarriage of a vehicle from the area of the deceased and continued west at that location. At this point the scene was not contained.

I began to identify the people and their involvement to the incident. Deputy Tuengal marked the west and then east end of the roadway with yellow tape. After the scene was secure I directed Deputy Tuengal and Deputy Soreano to both coordinate and conduct an area search of Manson west of the location. They checked the area but were unable to locate any suspect or additional evidence. After the scene was secured. I directed two of the Manson fire personnel vehicles out of the secure area. One of these vehicles left striation marks on the west bound lane curbing as It backed and the tire slide off the curb. I contacted three subjects seen in the area after the collision who were staying at a nearby rental house. They all stated they arrived well after numerous others were on scene and could not provide any information.

Sgt Middleton, Detective Long, Coroner Crowe, and WSP detectives arrived at the

Sgt Middleton, Detective Long, Coroner Crowe, and WSP detectives arrived at the scene at various times. I provided them an over view of the scene and evidence locate there. I cleared the incident at 0549 hrs.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Jeremy Mathena	2	11266-21-18	
Deputy: Number	Date		
Wenatchee wa			
Location			

Supplement

Wed Jun 27 04:06:19 2018 1300 Sutton

NARRATIVE:

On 06/17/2018, at 0244 hours, all times approximate, I Deputy Ian Sutton, was on uniformed patrol for the Chelan County Sheriff's Office in Chelan, WA. At this time, I responded to the 500 block of Manson Blvd, Manson, for the report of a vehicle versus pedestrian collision. The

reporting party, COGGINS, ORBIE D, 10/12/67, advised there was a male in his mid-twenties laying in the roadway. The male appeared unconscious but was moving. CPR was in progress.

I arrived on scene minutes after Fire, EMS, and Deputy Soreano. I observed Fire and EMS vehicles parked on Manson Blvd starting at Topaz Ln. As I entered the scene I saw a white male in his late twenties to early thirties laying in the westbound lane of travel of Manson Blvd. EMS was performing CPR on the male. As I approached the male and EMS members I noticed casino chips, a blue baseball hat, and crushed pack of cigarettes to the east of the male in the roadway.

When I got to the male I could see a pool of blood underneath his torso. The skin of his back was visibly torn towards his right side. I saw the eyes of the male were open and blank. I noticed a brown leather wallet with cards scattered to north of the male. I spoke with CC5 Chief Baker who advised he believed this would be a fatality.

I stepped back to approximately Manson Blvd and Topaz Ln and began taking photos of the scene. While taking photos I noticed there was flecks of fatty body tissue on the roadway. Just west of the male was piece of muscle tissue. Just West of that was a large piece of fatty body tissue. There was a trail of black plastic debris from the location of the male that followed the roadway, westbound to around Daisy Way.

I recorded the names and phone numbers of two males who were identified as witnesses who conducted CPR on the deceased male. The first male (and RP) was identified as COGGINS, ORBIE D, 10/12/67. He was wearing a red t-shirt, grey shorts, and dark shoes. The second male was identified as REYES, GIOVANNI, 11/15/96. He was wearing a white short-sleeve button down shirt, faded blue jeans, and dark shoes with white accents.

I only spoke briefly with the two males. I learned Coggins was the first on scene and to begin CPR. Reyes was second on scene and took over CPR from Coggins. Reyes advised me he was on his way home when flagged down by Coggins. Reyes's vehicle, WA registration REDACTED, a WHITE 2004 CHEVROLET MALIBU SEDAN, was parked in the eastbound lane of Manson Blvd. I learned later Reyes lives west of the location of the incident. Reyes was driving away from his home. I noticed the front passenger wheel of Reyes's vehicle was extremely damaged. It appeared to have struck a hard object and been bent outwards. I pointed this out to Reyes's who advised he was a bad driver. Coggins's vehicle, a mid to late 2000's Ford F-150 pickup, was parked to the west of the Malibu on the eastbound shoulder, facing west.

About this time EMS confirmed the victim was deceased and covered him with a sheet. I assisted EMS in a personal vehicle and Coggins move there vehicle's out of the west end of the scene. A short time later Corporal Mathena arrived on scene. It was determined we could remove Reyes's vehicle from the scene. With the assistance of Deputy Tuengel I moved the vehicle through the west end of the scene. Sergeant Middleton was the next unit to arrive on scene. I took more photographs of the scene.

I remained for scene security until relieved by incoming day shift units.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Ian Sutton	1300	06/21/2018	

Deputy Number Date Chelan, Washington
Location
Supplement
NARRATIVE:
On 6/28/18, a Search Warrant was received from Detective Josh Mathena. The
Search Warrant indicated an extraction of evidence could be conducted on the
following device:
*Samsung Galaxy Note 4
Upon retrieval, on 7/25/18, of the above referenced devices from the Chelan
County Sheriff's Office Evidence Custodian. The devices were transported by
Digital Forensic Investigator Kim Oglesbee to the Wenatchee Police Department's
Forensic Lab.
The following is a synopsis of processes, which were conducted to extract
evidence from the device:
1. A 64GB USB thumbdrive was sterilized using the software "Eraser".
2. Cellebrite UFED 4PC was utilized to attempt an extraction of evidence
from the Samsung Galaxy Note 4.
3. A physical, file, and logical extractions were attempted on the Samsung
Galaxy Note 4.
4. The physical extraction failed, but the file and logical extractions
were successful on the Samsung Galaxy Note 4.
5. An extraction report was generated once the extraction process was
complete.
6. Device was transported back to CCSO and processed back into Evidence.
7. Cellebrite extraction report was then provided to Detective Josh
Mathena, for analysis.
6. Sandisk 64GB USB thumbdrive containing the phone extraction report,
was processed in to evidence.
I certify (declare) under penalty of perjury under the laws of the state of
Washington that the foregoing is true and correct (RCW 9A.72.085)
Kim Oglesbee12737/25/18
Deputy: Number Date
Wentchee, WA

Vehicles

Vehicle Number: 180154

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 06/07/18

Vehicle Year: 2004

VIN: 1G1ZT52824F240936

Make: CHEV Chevrolet

Model: MALIBU

Color: WHI /

Doors: 4

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: REYES-BOHORQUEZ

First: SUSANA

Mid:

DOB: 05/24/76

Dr Lic: REDACTED

Address: 133 PINE CREST PL

Race: H

Sex: F Phone: (509)682-3259

City: MANSON, WA 98831

Agency:

Date Recov/Rcvd: **/**

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

Vehicle Number: 241894

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 06/27/18

Vehicle Year: 2003

VIN: JTEHF21A630104741

Make: TOYT Toyota

Model: HIGHLNDR

Color: RED /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: AMBREY

First: BENJAMIN

Mid: F

DOB: 02/12/89

Dr Lic: REDACTED

Address: 9118 192ND ST SW

Date Recov/Rcvd: **/**/**

Race: W

Sex: M Phone: ()- City: EDMONDS, WA 98026

Agency:

Area:

Officer:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Release Date: **/**/**

Status Date: **/**/**

Comments:

241895 License PC Regular Passenger License Plate: REDACTED Type: Automobile Expires: 09/28/18 State: WA VIN: 1GKDT13S732384495 Vehicle Year: 2003 Model: ENVOY Make: GMC General Motors Corp Doors: 0 Color: BLK / Value: \$0.00 Vehicle Type: PC Passenger Car Owner: Mid: First: Last: Address: DOB: **/**/** Dr Lic: City:, Phone: Sex: Race: Date Recov/Rcvd: **/**/** Agency: Area: Officer: Wrecker Service: **UCR Status:** Storage Location: Local Status: Release Date: **/**/** Status Date: **/**/** Comments: REGISTERED OWNER INFORMATION NAM/HAMLETT, CONNOR J.PIC/REDACTED. STR/20414 92ND AVE W. CIT/EDMONDS.STA/WA.ZIP/98020-2985. Vehicle Number: 241896 License Type: PC Regular Passenger Automobile License Plate: REDACTED Expires: 08/02/18 State: WA VIN: JTEES43A982003633 Vehicle Year: 2008 Model: HIGHLNDR Make: TOYT Toyota Doors: 0 Color: / Value: \$0.00 Vehicle Type: PC Passenger Car Owner: Mid: First: Last: Address: Dr Lic: DOB: **/**/** City:, Phone: Race: Sex: Date Recov/Rcvd: **/**/** Agency: Area: Officer: Wrecker Service: UCR Status: Storage Location: Local Status: Release Date: **/**/** Status Date: **/**/**

Vehicle Number:

Comments:

REGISTERED OWNER INFORMATION NAM/KAWAHARA, FUMIYA.PIC/.

STR/510 NW 62ND ST. CIT/SEATTLE, STA/WA.ZIP/98107-2148.

Vehicle Number: 241897

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 09/22/18

Vehicle Year: 2017

VIN: 1C4RJFBG0HC734522

Make: JEEP Jeep

Model: GRAND CH

Color: /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: REDACTED

First: REDACTED

Mid: REDACTED

DOB: REDACTED

Dr Lic: REDACTED

Address: DECEASED

Race: W

Sex: M

Phone: () -

City:,

Date Recov/Rcvd: **/**/**

Agency: Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

Vehicle Number: 180154

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 06/07/18

Vehicle Year: 2004

VIN: 1G1ZT52824F240936

Make: CHEV Chevrolet

Model: MALIBU

Color: WHI /

Doors: 4

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Race: H

Last: REYES-BOHORQUEZ

First: SUSANA

Mid:

DOB: 05/24/76

Dr Lic: REDACTED

Address: 133 PINE CREST PL

Sex: F Phone: (509)682-3259

City: MANSON, WA 98831

Agency:

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Date Recov/Rcvd: **/**/**

Comments:

Vehicle Number: 241894

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 06/27/18

Vehicle Year: 2003

VIN: JTEHF21A630104741

Make: TOYT Toyota

Model: HIGHLNDR

Color: RED /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: AMBREY

First: BENJAMIN

Mid: F

DOB: 02/12/89

Dr Lic: REDACTED

Address: 9118 192ND ST SW

Race: W Sex: M Phone: () -

City: EDMONDS, WA 98026 Date Recov/Rcvd: **/**/**

Agency:

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

Vehicle Number:

241895

License Plate: REDACTED

License PC Regular Passenger

Type: Automobile

State: WA

Expires: 09/28/18

Vehicle Year: 2003

VIN: 1GKDT13S732384495

Make: GMC General Motors

Model: ENVOY

Corp

Doors: 0

Color: BLK / Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last:

First:

Mid:

DOB: **/**/**

Dr Lic:

Address:

Race:

Sex:

Phone:

City:,

Agency:

Area:

Officer:

UCR Status:

Wrecker Service:

Date Recov/Rcvd: **/**/**

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

REGISTERED OWNER INFORMATION NAM/HAMLETT, CONNOR J.PIC/REDACTED.

STR/20414 92ND AVE W. CIT/EDMONDS.STA/WA.ZIP/98020-2985.

Vehicle Number: 241896

License Type: PC Regular Passenger Automobile License Plate: REDACTED

Expires: 08/02/18 State: WA

Vehicle Year: 2008 VIN: JTEES43A982003633

> Model: HIGHLNDR Make: TOYT Toyota

Doors: 0 Color: /

Value: \$0.00 Vehicle Type: PC Passenger Car

Owner:

Mid: First: Last:

Address: DOB: **/** Dr Lic:

Phone:

Area:

City:,

Race:

Date Recov/Rcvd: **/**/** Agency:

Officer: Wrecker Service: **UCR Status:**

Sex:

Storage Location: Local Status:

Release Date: **/**/** Status Date: **/**/**

Comments:

REGISTERED OWNER INFORMATION NAM/KAWAHARA, FUMIYA.PIC/.

STR/510 NW 62ND ST. CIT/SEATTLE.STA/WA.ZIP/98107-2148.

Vehicle Number: 241897

License Type: PC Regular Passenger Automobile License Plate: REDACTED

> Expires: 09/22/18 State: WA

VIN: 1C4RJFBG0HC734522 Vehicle Year: 2017

Model: GRAND CH Make: JEEP Jeep

Doors: 0 Color: /

Value: \$0.00 Vehicle Type: PC Passenger Car

Owner:

Mid: REDACTED First: REDACTED Last: REDACTED Address: DECEASED Dr Lic: REDACTED **DOB: REDACTED**

City: . Phone: () -Race: W Sex: M

Date Recov/Rcvd: **/**/** Agency:

> Area: Officer:

Wrecker Service: **UCR Status:**

Storage Location: Local Status:

Release Date: **/**/** Status Date: **/**/**

Comments:

Property

Property Number: 80394

Item: Disc-Audio

Brand:

Year: 0

Meas:

Total Value: \$0.00

Owner:

Agency: CCSO Chelan County Sheriff's

Office

Accum Amt \$0.00

Recov:

UCR:

Local Status:

Crime Lab

Number:

Date Released: **/**/

Released By:

Released To:

Reason:

Comments: RIVERCOM 911 CALL

Owner Applied

Nmbr:

Model:

Quantity:

Serial Nmbr:

Color:

Tag Number:

Officer:

UCR Status:

Storage Location: RECORDS

Status Date: **/**/**

Date Recov/Rcvd: **/**/**

Amt Recovered: \$0.00

Custody: **:**:**

//**

Name Involvements:

Complainant: S22831

Last: COGGINS

First: ORBIE

Mid: D

DOB: 10/12/67

Dr Lic: REDACTED

Address: 135 FUREY AVE

Race: W

Sex: M Phone: (509)687-8070

City: MANSON, WA 98831

ARRESTED: 258186

Last: REYES

First: GIOVANNI

Mid:

DOB: 11/15/96

Dr Lic: REDACTED

Address: 133 PINE CREST PL

Race: H

Phone: (509)881-8146 Sex: M

City: MANSON, WA 98831

CONTACTED: 265301

Last: IVERSON

First: SAMANTHA

Mid: G

DOB: 01/08/86

Dr Lic: REDACTED

Address: 515 5TH AVE SW

Race: W

Sex: F Phone: ()-

City: PUYALLUP, WA 98371

CONTACTED: 265302

Last: HANSSEN First: HAL

First: HALEIGH Mid: M

DOB: 05/14/89 Dr Lic: REDACTED Address: 1922 9TH AVE SE

Sex: F Phone: () - City: PUYALLUP, WA 98372

Race: W S

Last: HELLAND First: KATH

First: KATHERINE Mid:

DOB: 12/08/83 Dr Lic: REDACTED Address: 802 9TH ST SW

Race: W Sex: F Phone: () - City: PUYALLUP, WA 98371

Contacted: S84964

Last: NOVICH First: ERIC

rst: ERIC Mid: L

DOB: 10/17/80 Dr Lic: REDACTED Address: 336 E PROSPECT AVE

Race: W Sex: M Phone: (509)860-1867 City: CHELAN, WA 98816

CONTACTED: 265303

Last: REINGOLD First: KAITLIN Mid:

DOB: 03/29/88 Dr Lic: REDACTED Address: 1426 22ND AVE; 3

Race: W Sex: F Phone: () - City: SEATTLE, WA 98122

CONTACTED: 265308

Last: CONTRERAS First: FRANCISCO Mid:

DOB: 06/03/54 Dr Lic: REDACTED Address: PO BOX 1196

Race: H Sex: M Phone: (408)630-5419 City: ALVISO, CA

IMPOUNDED SUSP STORMIN

VEH:

Last: STORMIN TOWING & First: Mid: 5158

TRANSPORT

DOB: **/**/** Dr Address: 14449 US 97A

Lic:

Race: Sex: Phone: (509)670- City: ENTIAT, WA

5157 98822

07/30/19 10:29

Chelan County Sheriff's Office Dissemination Table:

858 Page: 1

Release 96913 Dissemination Number When Disseminated 10:28:14 07/30/19 Disseminator WOLSBORN, KARRI Agency CCSO Recipient JDSA LAW Organization MICHELL GREEN Address EMAIL Reason for Inquiry RECORDS REQUEST Dissemination Method EMAIL Information Disseminated (See below) INVOLVEMENTS: Relationship Description Type Record # Date RECORDS REQUEST 18C05568 06/04/18 TRESPASS LW Information Disseminated: Date Received: 5 Day Response Sent: Date of Completion: 7/30/19 Requester: JDSA LAW/ MICHELLE GREEN Text of Request: Records Produced: _X_ Incident Rpt Collision Rpt Supl Rpt Cad/Call Comments DVD/Photos DVD/Video Other: Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES, LICENSE PLATE NUMBERS

X Personal Identifying Info ie: SSN, DL / RCW 42.56.230

__Active Investigations / RCW 42.56.240

Reasons for redacting:

Non Conviction Information / RCW 10.97.080
Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



Chelan County Sheriff's Office

Incident Report for Incident 18C05568

Nature: TRESPASS

Location: 1

Address: 25816 BRIDLE LN

PLAIN WA

Offense Codes: TRES

Received By: HENEGHEN,

How Received: T

Agency: CCSO

SCOTT

Responding DUNLAP DAANE, FLICK DAVID

Officers:

Responsible DUNLAP DAANE

Disposition: ACT 06/04/18

Officer:

When Reported: 06:38:51 06/04/18

Occurred 06:37:46 06/04/18 and 06:37:46

Between: 06/04/18

Assigned To:

Detail:

Date Assigned: **/**/**

Status:

Status Date: **/**/**

Due Date: **/**/**

Complainant: 264781

Last: TYRHOLM

First: NANCY

Mid: J

DOB: 12/13/53

Dr Lic: REDACTED

Address: 25816 BRIDLE LN

Race: W

Phone: (425)241-6940 Sex: F

City: PLAIN, WA

Offense Codes

Reported: TRES Trespass

Observed:

Additional Offense: TRES Trespass

Circumstances

Responding Officers:

Unit:

DUNLAP DAANE

K54

FLICK DAVID

K24

Responsible DUNLAP DAANE

Agency: CCSO

Officer:

Received By: HENEGHEN,

SCOTT

Last Radio Log: 08:12:05 06/04/18 CMPLT

NARRATIVE Disposition: ACT Date: 06/04/18 When Reported: 06:38:51 06/04/18 Occurred 06:37:46 06/04/18 Judicial Status: between: and: 06:37:46 06/04/18 Misc Entry: Method: Description: Modus Operandi: Involvements Description Date Type Complainant TYRHOLM, NANCY J 06/04/18 Name TRESPASSED LEE, JOSHUA S 06/04/18 Name TRESPASSED RAMIREZ, BRANDON A Name 06/04/18 VEH CONTACTED GLD 2003 JEEP LIBERTY WA 06/04/18 Vehicle GLD 2003 JEEP LIBERTY WA Vehicle Vehicle 06/04/18 **Initiating Call** 06:38:51 06/04/18 TRESPASS 06/04/18 Cad Call Narrative Mon Jun 4 16:20:40 2018 D. Dunlap I made phone contact with the RP who explained the cabin next door was a vacation rental. She said the neighbors from another near by cabin had called her to let her know the people staying at the vacation rental had been on the RP's property, using her fire pit the night before. She requested the subjects be trespassed from her property. Deputy Flick and I responded to the location and made contact with the subjects staying at the vacation rental cabin. We advised them they were trespassed from the RP's property and they said they understood. They advised they were leaving the location in a few hours. Responsible LEO: Approved by: Date

How Received: T Telephone

Clearance: RIN REPORT IN

Vehicles

Vehicle Number: 241425

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 07/01/18

Vehicle Year: 2003

VIN: 1J8GL58K23W660253

Make: JEEP Jeep

Model: LIBERTY

Color: GLD /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last: BIANCO

First: PATRICIA

Mid: A

DOB: 06/02/66

Dr Lic: REDACTED

Address: 312 NW 199TH ST

Race: W

Phone: () -Sex: F

City: SHORELINE, WA 98177

Agency:

Date Recov/Rcvd: **/**/**

Area:

Officer:

Wrecker Service:

UCR Status:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

Vehicle Number: 241425

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 07/01/18

Vehicle Year: 2003

VIN: 1J8GL58K23W660253

Make: JEEP Jeep

Model: LIBERTY

Color: GLD /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

First: PATRICIA

Mid: A

Last: BIANCO DOB: 06/02/66

Dr Lic: REDACTED

Address: 312 NW 199TH ST

Race: W

Sex: F

Phone: () -

City: SHORELINE, WA 98177 Date Recov/Rcvd: **/**/**

Agency:

Area:

Officer:

Wrecker Service:

UCR Status:

Local Status:

Storage Location:

Status Date: **/**/**

Release Date: **/**/**

Comments:

Name Involvements:

TRESPASSED: 264783

Last: RAMIREZ First: BRANDON Mid: A

DOB: 12/03/99 Dr Lic: REDACTED Address: 1138 N 198TH ST; UNIT D102

Race: W Sex: M Phone: () - City: SHORELINE, WA 98133

TRESPASSED: 264782

Last: LEE First: JOSHUA Mid: S

DOB: 02/14/00 Dr Lic: REDACTED Address: 16043 WALLINGFORD AVE N

Race: W Sex: M Phone: () - City: SHORELINE, WA 98133

Complainant: 264781

Last: TYRHOLM First: NANCY Mid:

DOB: 12/13/53 Dr Lic: REDACTED Address: 25816 BRIDLE LN

Race: W Sex: F Phone: (425)241-6940 City: PLAIN, WA

07/30/19 10:23

Chelan County Sheriff's Office Dissemination Table:

Page:

858

Release

Dissemination Number

96911

When Disseminated 10:22:02 07/30/19

Disseminator WOLSBORN, KARRI

Agency CCSO
Recipient JDSA LAW
Organization MICHELLE GREEN

Address EMAIL

Reason for Inquiry RECORDS REQUEST

Dissemination Method EMAIL

Information Disseminated (See below)

INVOLVEMENTS:

Type Record # LW 18C05405 05/31/18

Date

Description

BURGLARY

Relationship RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

- _X_ Incident Rpt
- Collision Rpt
- __ Supl Rpt

___ Cad/Call Comments

- DVD/Photos
- ___DVD/Video

__ Other:

Description of records redacted

DRIVERS LICENSE NUMBER, FULL MIDDLE NAME

Reasons for redacting:

X Personal Identifying Info ie: SSN, DL / RCW 42.56.230

		lgations					
 Non Cor	nviction	Informa	at:	ion /	RCW 1	10.97	.080
 Victim	and/or	Witness	/	RCW	42.56.	240	(2)

Additional reasons including RCW's for withholding