

From: [Lilith Vespier](#)
To: [RJ Lott](#); [Jordan McDevitt](#)
Cc: [Bob Bugert](#); [Carl Florea](#); [Ana Cortez](#)
Subject: Comments for Chelan County Short-Term Rentals
Date: Thursday, June 11, 2020 2:44:25 PM

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Good Afternoon,

The City of Leavenworth would like to provide comment on the proposed County Short-Term Rentals regulations, dated June 5, 2020, as they relate to the Urban Growth Area (UGA). Overall, the regulations appear to address the City's concern with the concentration of STRs in the Leavenworth area by limiting new STRs. We appreciate this approach and thank the County for considering this option. It should provide time to increase the number residential dwellings benefiting both the City and region.

There is some concern over how proposed code section 11.88.280(E)(iii) Existing Short-Term Rentals will be implemented. The City would like a clear statement that existing B&B's and boarding houses will be retained as B&B's and boarding houses within the UGA. The current text appears to permit a conversion from B&B's and boarding houses, along with other uses, to STR. Within the UGA, this conversion would create a non-conforming use which I don't think is intended but should be clarified in the code.

We would like to receive any updates or meeting/hearing notices on this topic.

Thank you for your time and consideration.

Lilith Vespier, AICP
Development Services Manager

City of Leavenworth
Development Services Department
700 US Highway 2 | PO Box 287
Leavenworth, Washington 98826
P 509.548.5275 ext. 131 | F 509.548.6429
www.cityofleavenworth.com

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From: [Clay White](#)
To: [RJ Lott](#)
Cc: [Larry Scrivanich](#)
Subject: Draft short term rental ordinance comments
Date: Tuesday, June 9, 2020 9:28:35 AM

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Hello RJ –

I just wanted to pass on the comments below regarding the short term rental ordinance. The comments below should already be in the record but I didn't see they were addressed in the latest draft.

Since there have been several staffing changes at the County, I just wanted to make sure you have these comments. If you have questions, please let me know.

Please do add me as a party of record for this project.

Best to you,

Clay

Clay White
Director of Planning

LDC, Inc
T 425.806.1869 Ext.129
20210 142nd Ave NE
Woodinville, WA 98072
cwhite@ldccorp.com
www.LDCCorp.com

Service ABOVE the Standard

From: Clay White
Sent: Thursday, September 19, 2019 11:40 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>; Dave Kuhl <Dave.Kuhl@CO.CHELAN.WA.US>
Cc: Larry Scrivanich <larryscrivanich@msn.com>; Josh Jorgensen <jjorgensen@missionridge.com>; Sam Scrivanich <sam@scrivanich.com>
Subject: Draft short term rental ordinance comments

Hello Kirsten and Dave-

Please accept the following comments on the draft short term rental code as it relates to Master Planned Resorts.

Addressing the short term rental issue is obviously important to the county. We understand and support the need to get a better handle on them. However, after review of the draft code, we are asking that you provide explicit language that would exempt approved Master Planned Resorts from these provisions.

The residential units at an MPR are, by their very nature, focused on short-term accommodations. In fact, CCC 11.89 explicitly calls this out. The second permitted use listed in 11.89.030 is: ***“Short-term visitor accommodations such as lodges, hotels, motels, bed and breakfasts, guest inns, time-share units, short-term rental cabins, campgrounds, and other similar transient lodging facilities, convention and conference facilities, and their accessory support facilities. For the purposes of a master planned resort, vacation and second homes are considered short-term visitor accommodations unless its occupant(s) is either registered to vote at the unit’s resort address or if they receive their Chelan County annual property tax assessment for such unit at the unit’s resort address, in which case the unit shall be considered a permanent residence for all purposes under this chapter.”*** (emphasis added)

The fundamental nature of a master planned resort community is that many of the residential units will fall under what the county would consider short term rental use. The overlay district in fact encourages resort-style residential units as one of the primary permitted uses. That’s where the Development Agreement comes in; the concerns the county has about short term rentals, including parking, solid waste, and rules of conduct, can be handled in the MPR’s Development Agreement in a way that is more specific to the particular circumstances of the resort than the proposed elements of the draft STR code. Issues addressed within the draft code can also be addressed through CCC 11.89.100 (Development pursuant to an approved master planned resort) which states ***“The approved master planned resort binds the project proponents and their successors to the proposed project as approved, applicable development standards of this chapter, and conditions of approval. Approval of the master planned resort confirms that the proposal is consistent with the purpose of and provisions for master planned resorts and the comprehensive plan and provides the basis upon which subsequent permits, including building permits, may be reviewed and issued.”*** In short, both the MPR code and/or the execution of the development agreement will provide the county with sufficient code authority to ensure proper standards are in place. There is no need for additional regulations.

In the draft code, the MPR overlay is not included in the use matrix. The development regulations within the MPR Overlay code supersede the underlying zoning as they apply to approved master planned resorts (CCC 11.89.020). Therefore, we would ask that as you proceed with refining the draft code, you include a provision exempting approved master plan resorts from these new provisions.

Regards,
Clay

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Service **ABOVE** the Standard

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW:
Date: Monday, June 15, 2020 8:56:18 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: rjjennings@nwi.net <rjjennings@nwi.net>
Sent: Sunday, June 14, 2020 9:17 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; overbay.kevin@co.chelan.wa.us; Doug England <Doug.England@CO.CHELAN.WA.US>
Subject:

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

My name is Jerry Jennings and I live in Plain. Prior to moving to Plain, we had a cabin at Lake Wenatchee for 12 years. For 21 years now my husband and I have put our heart and soul into these communities.

Every penny we have has been put into our home and we hoped to live here peacefully for the rest of our lives.

Unfortunately, it seems all we do is fight to keep the quiet lifestyle we so desired.

Many years ago, Chelan County should have had the foresight to provide leadership in protecting this beautiful area from the inevitable growth that was to come. Unfortunately, that has not been the case.

It seems Chelan County is always one step behind in just about everything.

I know that your predecessors paved the way for this and over the years this path was followed. **IT IS TIME TO FIND THE COURAGE TO DO WHAT IS RIGHT AND BEST FOR CHELAN COUNTY.**

The existing County Code is clear, that residential areas are reserved almost exclusively as areas in which residents reside. It seems to me, that is why it is called **RESIDENTIAL**. Not Commercial, not Tourist, not Business...it is Residential.

There is compelling legal evidence that Short Term Rentals are illegal in residential neighborhoods. But in its complacency, Chelan County has ignored this fact and now, here we are. There is no regulation that can be put in place that will be enforceable. **FACE IT**. The County does not have the ability to enforce code now. How is it possible to think that adding more regulations is going to solve the problem? It is only going to make it worse. Be realistic.

I strongly urge you to start from the beginning. Short Term Rentals are illegal in residential areas. Tier 1 is

acceptable and rarely is a problem because the owner is on site and the home is being used as a full time residence. BUT using homes that could provide housing for full time residents as a business is wrong.

You have heard every argument and I won't bore you with my bad experiences. What I am asking is for this Planning Commission to have the courage to stand up and do what is right. Follow the law. There is no loss of income for STR owners as these homes can be rented long term. In contrast, there is loss of value to the home owners whose homes have become undesirable to them because the peace and quiet they invested their life in, is gone.

We could all just give up and move. The whole County can just become Short Term Rentals, but what kind of a community will you have then? The long term residents who have volunteered their lives to making Chelan County the great place it has always been will be gone. You will have a County of weekend visitors who will spend their money here, trash the place, and leave. Is that what you want?

I am pleading with you to look deep into your soul. What do you want for our future? Will you be the Commissioners who have the courage to do what should have been done years ago, or will you take the easy way out and give in to the greed of STRs. Keep all but Tier 1 STRs out of residential areas.

Jerry Jennings

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Absentee Short Term Rentals
Date: Monday, June 15, 2020 8:46:13 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Sloane Schubert <sloanebschubert@gmail.com>

Sent: Sunday, June 14, 2020 9:56 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: Absentee Short Term Rentals

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Dear County Commissioners,

First, thank you for all the work you do on behalf of us, Chelan County residents. Today, I write to ask you to imagine living in a neighborhood where many of the houses around you do not house actual residents, actual neighbors you know and trust. Since 1997 when I bought a house on Dempsey Rd. in Leavenworth, the nature of our community has changed, and while a smaller and smaller core of us live here full time, many do not. There are empty second home vacation houses, long and short term rentals, and short term rentals without the owners present. It is the latter that is the subject of this letter and a great concern for our neighborhood and area.

In my specific neighborhood on Dempsey Road, the biggest concerns for me with regards to owner absent short term rentals are noise, trespassing, and road liability on an owner maintained and insured road. Almost every weekend there are 6-10 cars at the multiple houses which means party noise, tourists walking/sledding/biking where they want on private property on and off road without regard to those who live here and the quiet and privacy we moved here to enjoy. One example of this on our 1.5 mile winding private road was just yesterday when at least four large families rented

the short term rental closest to me and proceeded to take all members of the party onto the road, adults with drinks, young children on tricycles, adults holding toddlers on one-wheeled electric skateboards, all taking up the whole road. This was right before a blind corner where other renters, work trucks and other vehicles like to race around then speed up. It was really scary, and when I asked them to be careful, they were fairly dismissive and proceeded down the middle of the road. I worry about loss of life and the fact that our insurance does not provide for the kind of lawsuit that might follow a tragic accident with young children. **Our road is open to residents and guests of residents.** I do not think hundreds of unknown guests coming each week for a few homeowners of large houses fulfils the intent of this private road mandate.

About twenty years ago when this trend began we came to the county commissioners to address this issue. It was not addressed. I urge you again, to seriously consider the inappropriateness of owner absent short term rentals in our neighborhood. Whether it means rezoning without grandfathering current rentals or drastically changing the nature of these rentals, please change or tighten the law on how we all are allowed to make money on our houses in neighborhoods where others live. Please encourage affordable long term rentals for these owner absent homes where committed residents can get to know and trust each other through daily respect. Let's prioritize people and strong communities through relationships rather than making the most money off visitors who have no stake in our communities.

Many thanks!

Your fellow resident,

Sloane Schubert, 1121 Dempsey Road, Leavenworth

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Absentee owner STR"s in 98826
Date: Monday, June 15, 2020 8:49:49 AM
Attachments: [image001.png](#)

Jim Brown

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From: Judith Pflugrath <judeee@me.com>
Sent: Sunday, June 14, 2020 7:59 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Absentee owner STR's in 98826

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

In regards to the subject of absentee owner short term rentals in Chelan county specifically in the 98826 zip code.

We urge you to seriously consider the draft code regarding the absentee owner STR's and to **close the loophole that would grandfather all existing absentee owner STR's.**

As a property owner in the Lake Wenatchee area for the last 20+ years we have seen how the increase of Absentee owner STR's have negatively impacted our residential community.

What used to be a quiet owner occupied neighborhood has been disrupted by those who are **unfamiliar** and at times **disrespectful** of our beautiful environment and special community.

We have always felt safe in our community and have been fortunate to know our neighbors and able to communicate with them. Now with the many absentee owner STR's there is no one to contact when there is a perceived issue even when safety of property and people is involved.

Some of these issues:

-Outdoor fires and fireworks outside of burning season and/or in the wind - a great risk for forest fire. People from out of the area don't realize the serious consequences that can result from negligent use of fire.

-Unattended garbage that attracts bears. And when garbage is strewn all over the road there are no owners to call to clean it up so the person next door is stuck with the task.

-Additional traffic that does not obey a 25 mph limit making it unsafe right outside many peoples homes.

-Not enough parking for occupant vehicles causing them to park in the road.

-I also have concern for the workers in the area who I understand have difficulty finding affordable housing in the area in which they work.

Please help us to keep our beautiful community a safe place for all the residents and keep our environment safe.

Thankyou for your consideration.

Judy Pflugrath

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Against absentee-owner STRs
Date: Monday, June 15, 2020 8:56:52 AM
Attachments: [image001.png](#)

Jim Brown

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From: Ellie Chikkaraju <ellie.chikkaraju@gmail.com>
Sent: Sunday, June 14, 2020 8:26 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Against absentee-owner STRs

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I am writing this email in order to advocate for strengthening the Draft Code and closing loopholes, especially the loophole that would “grandfather” all existing absentee-owner STRs.

I have seen the difference in owner-occupied STR vs. absentee-owner STR. Having an owner present on site places the burden of enforcement and regulation on the owner vs. on the neighbors. In absentee-owner STRs, the noise at all hours, number of people & cars at the rental, & trash goes unregulated. It has a very negative impact on the neighborhood. Owner-occupied STRs have guests that are well-behaved & respectful knowing the owner is nearby.

I would like to request that you:

- 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loop holes)
- 2) prohibit “grandfathering” of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses

Please help keep our Leavenworth community affordable, livable, & sustainable for the people that

live & work here. This is the community I envision for my children. Where the residential character is preserved and there is a nice balance between tourism & profit and investing in our community, our neighborhood, & our sweet Bavarian town.

Thank you,
Ellie Chikkaraju

115 Birdhouse Lane
Leavenworth, WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Chelan County Short Term Rentals (STR's)
Date: Monday, June 15, 2020 8:56:38 AM
Attachments: [image001.png](#)

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From: Phil Marbett <pmarbett52@gmail.com>
Sent: Sunday, June 14, 2020 8:33 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Chelan County Short Term Rentals (STR's)

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I live in Leavenworth and have experienced first-hand the degradation of my Dempsey Rd. neighborhood by the increase of Short Term Rentals, specifically traffic, noise and trespassing. With the 2 rentals I am aware of on Dempsey Rd, there is an increase in traffic and cars parked on the shoulder, along with noise from large parties. We are avid cyclists and also dog owners, this has caused safety and flow issues on our hill. With the added "guests", we are also having a trespassing issue. We live at the top of the hill, with great views - **this is private property** - guests are driving up, parking at the end of the road and getting out, taking photos, even picking flowers, again, this is private property. When confronted, they claim they had no idea. This also tells me the owners of the rentals are NOT adequately briefing the guests of the area and restrictions involved. With the large parties, we are hearing loud music and yelling, "whooping it up" as it were. I asked one gentleman while walking one morning, what the occasion was, he said it was a bachelor party he was attending. While there is a time and place for these festivities, our small, quiet community is not the place. Our home is in a residential neighborhood, not a commercial zone.

I ask the County to:

- 1- Enforce the current zoning that prohibits absentee owner STRs in residential zones,

according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that “similar uses” to what is currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

2- Please follow the Chelan County Comprehensive Plan’s zoning goal of segregating incompatible uses. Short term rentals are incompatible with residential neighborhoods. The Comprehensive Plan states: - ***Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning. Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents. LUE Pg 15/29***

Sincerely,

Phil Marbett

1529 Dempsey Rd. Leavenworth

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Chelan County Short-Term Rental Public Comment
Date: Monday, June 15, 2020 8:46:56 AM
Attachments: [Short Term Rental.docx](#)
[Short Term Rental.pdf](#)
[image001.png](#)

Jim Brown

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From: Amy Carlson <bearrunantics@gmail.com>
Sent: Sunday, June 14, 2020 8:34 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Chelan County Short-Term Rental Public Comment

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

Attached you shall find our letter of concern both in docx and pdf regarding the draft proposal for STRs in Leavenworth, in particular.

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Comment on STR Draft Code: Absentee-owner STR's Are a Major Cause of the Housing Affordability Crisis in Leavenworth
Date: Monday, June 15, 2020 8:32:21 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Bruce Williams <bwseattle@gmail.com>

Sent: Sunday, June 14, 2020 9:23 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>

Subject: Comment on STR Draft Code: Absentee-owner STR's Are a Major Cause of the Housing Affordability Crisis in Leavenworth

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We all know that in Chelan County we have a housing affordability crisis. Leavenworth is the area in Chelan County with the greatest affordability challenges. This crisis affects all of us. Residents are priced out of homebuying and long-term rental markets. People who work in Leavenworth are forced to commute long distances from less expensive housing markets. Their long commutes increases their expenses, reduces their quality of life and increases the traffic which impacts all of us. The housing crisis makes it more difficult for Leavenworth employers to attract and retain employees.

It is no coincidence that Leavenworth, the area with the greatest housing affordability challenges is also the area most impacted by the dramatic growth in STR's in recent years. The Berk study documented that as of 2018 more than 12% of the housing stock in the Leavenworth zip code is in STR's.

The laws of supply and demand tell us that withdrawing 12% of the supply is going to drive up the cost. This is consistent with the Berk report which advises that there is an adverse effect on affordability where the concentration of STR's is greater than 5%. In the Leavenworth the concentration of STR's is more than double that level.

There are three separate ways in which absentee-owner STR's worsen housing affordability;

- 1) **Absentee-owner STR's increase home prices which makes homeownership unaffordable for more of our residents.** A realtor told me that if a house in the Leavenworth area may be used as an STR, it increases the price of the house by roughly \$100,000 (obviously that's a rough number, depending on the particular house). This is because the lucrative returns from STR's enable STR investors to pay more for a house than it would sell for otherwise. That STR's creates higher home prices for STR's is validated by the complaints of STRACC that if they can "only" use their house for a long term rental, it will be worth less.
- 2) **Absentee-owner STR's increases property taxes for neighboring homeowners and long term rental owners.** When houses are sold for inflated prices to STR investors, the assessed value of all homes in the neighborhood increase. In the Leavenworth rural area, if the assessed value increases by \$100,000, the property taxes will increase by more than \$1,000 per year. In effect, neighbors of STR's not only have to suffer the STR impact to their neighborhood, they also have to pay an "STR tax" which could be \$1,000/year. because their assessed value will go up whether they are using their house for a nightly rental or not;
- 3) **Absentee owner STR's reduce the supply and increase the rents of long-term rental housing.** Similar to the effect on home prices, absentee-owner STR's reduce the supply of long-term rental housing, driving up the cost of rental housing.

Owner-occupied STR's, in contrast, may help residents to buy homes here. While they take some units out of the market, on balance they probably help housing affordability more than they hinder it.

We can take a meaningful step towards making housing more affordable in the Leavenworth

area by prohibiting absentee-owner STR's in residential neighborhoods and returning that housing to the residential housing stock.

Thank you.

Bruce Williams

bwseattle@gmail.com

8050 E. Leavenworth Road

Leavenworth WA 98826

509.888.1935

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Comment on STR Draft Code: Owner-occupied STR's are the only STR's that should be allowed to continue ("grandfathered") in residential neighborhoods.
Date: Monday, June 15, 2020 8:35:30 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Bruce Williams <bwseattle@gmail.com>

Sent: Sunday, June 14, 2020 9:42 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@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: Comment on STR Draft Code: Owner-occupied STR's are the only STR's that should be allowed to continue ("grandfathered") in residential neighborhoods.

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Lines 279-282 of the draft code provide that STR's should be considered lawfully established if there are **similar uses** allowed in the subject zone prior to the effective date of the STR code.

Currently the only tourist accommodations allowed in residential neighborhoods are owner-occupied bed and breakfasts and guest inns. There are important reasons that those are the only ones allowed. First, these are residential neighborhoods and so there should be a "resident" living on the property. Second, owner-occupied tourist accommodations create many fewer

problems for their neighbors.

The only STR's that should be viewed as similar to these lawful uses are owner-occupied STR's. Investor-owned STR's are not similar: they do not have a "resident" living there and, as we have seen in recent years, they are often inconsistent with the quality of life of their resident neighbors.

Lines 279-282 should make it clear that only owner-occupied STR's will be allowed to continue.

Thank you.

Bruce Williams
8050 East Leavenworth Road
Leavenworth WA 98826
bwseattle@gmail.com
509.888.1935

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Comment on STR Draft Code: The draft code is not enforceable: Recent experience demonstrates that it would be wishful thinking to believe that all absentee-owner STRs will comply with the proposed rules or that Chelan County will be willing and able t
Date: Monday, June 15, 2020 8:33:00 AM
Attachments: [image001.png](#)

Jim Brown

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From: Bruce Williams <bwseattle@gmail.com>

Sent: Sunday, June 14, 2020 9:30 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>

Subject: Comment on STR Draft Code: The draft code is not enforceable: Recent experience demonstrates that it would be wishful thinking to believe that all absentee-owner STRs will comply with the proposed rules or that Chelan County will be willing and able to...

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

Let's learn from our recent and, in some cases, painful experience. In recent years, in residential neighborhoods there have been two distinct types of tourist accommodations: owner-occupied tourist housing (Bed and Breakfasts, Guest Inns) and absentee-owner STR's. **The contrast in enforceability problems between owner-occupied and absentee-owner tourist accommodations in residential neighborhoods could not be more striking.**

From what I hear, and listening to the Planning Commissioner meetings, there have

been few, if any, enforcement problems with the owner-occupied tourist housing.

On the other hand, there are way too many situations where absentee-owner STR's created enforcement problems. In some cases, it has taken considerable time of both the neighbors and county staff to get the absentee-owner and their guests to comply, with the neighbors' quality of life suffering during the interim. In others cases, despite years of effort, the problems never have been corrected and the residential neighbors continue to suffer from the commercial enterprises in their neighborhoods.

That striking difference should not be surprising to anyone – it is entirely consistent with some basic facts of human nature:

- People tend to act less considerate of others when they feel anonymous, (such as when they are away from home, living in large cities, driving on the freeway, etc.), when they are in large groups, when they have been drinking and when they are celebrating (tend to get noisier), etc.
- In an owner-occupied STR, there is someone living in the house who has a long-term relationship with the neighbors and the neighborhood. The owner-occupant is not anonymous in the neighborhood and, in my experience, usually has at least a cordial relationship with others living in the neighborhood. That gives the occupant an important reason for being considerate.
- In an absentee-owner STR, the only occupants are people who may just come there once, typically for just a few days. They are essentially anonymous and unlikely to suffer any serious consequences for being inconsiderate. Often they are celebrating and/or drinking. Their behavior may not match how they behave the rest of the year in their own neighborhood. It should be expected that many of these occupants will not concern themselves about how they are impacting neighbors.
- The absentee-owner tends to see the property as a financial investment and looks to maximize gains. Just like in the business world where I worked, there are many STR owners who want to be both successful and considerate. But there are many who will do what they can to maximize gains, including being dishonest and breaking rules, as long as they think they can get away with it. It would be naïve to think otherwise.

These elements of human nature won't go away.

The draft code will make enforcement even more difficult. Here are just a few

examples:

- The provision that an absentee-owner STR will be considered Tier 1 if it is rented only 15 days per year – how will that be tracked and enforced?
- The rules regarding transferability when many of the absentee-owner STR's are owned as LLC – how will changes in LLC ownership be tracked and enforced?
- The limitation of 10 people on site in a Tier 2 STR – how will that be tracked and enforced?

The revised code should recognize what we have learned and be realistic : **the only practical way to enforce rules for STR's in residential neighborhoods is to have an owner-occupant on site while the guests are there.**

Allowing absentee-owner STR's in residential neighborhoods will just continue the recent pattern: repeated violations that damage the quality of life for resident-citizens and are difficult for county staff to correct. These STR's should not be allowed in residential neighborhoods.

Thank you.

Bruce Williams
8050 E. Leavenworth Road
Leavenworth WA 98826
bwseattle@gmail.com
509.888.1935

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Comment on STR Draft Code: Tier 1 STR's should be included in the number of STR's limited by the 5% cap
Date: Monday, June 15, 2020 8:34:06 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Bruce Williams <bwseattle@gmail.com>

Sent: Sunday, June 14, 2020 9:36 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>

Subject: Comment on STR Draft Code: Tier 1 STR's should be included in the number of STR's limited by the 5% cap

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My view is that there should be no absentee-owner STR's in residential neighborhoods.

However, if some are to be allowed with a cap on the number of STR's, Tier 1 STR's (owner-occupied STR's) should be counted in the number of STR's.

Owner-occupied STR's create significantly fewer problems than absentee-owner STR's. But they still impact their neighbors in several ways.

First, by hosting tourists, they increase the number of strangers likely to be walking in a neighborhood. While there is nothing inherently wrong with strangers in one's neighborhood, as they increase in number, they decrease the friendly and neighborly feeling of a neighborhood.

Second, they increase the number of people in the neighborhood who don't understand the neighborhood nor know what proper behavior is. For example, they may not know where property lines are and inadvertently trespass on a neighbor's property. One friend of ours found that STR guests came on to her property wanting to feed her horses. Another friend found an STR guest smoking in a brushy area during wildfire season, flicking her ashes into the brush. When our friend asked her to stop, the STR guest explained that the STR owner didn't allow smoking on the STR property so she had to smoke on what she perceived to be "vacant" land, oblivious to the fire danger.

While these may seem like minor problems, in large numbers they detract from the quality of life in a residential neighborhood.

So, if STR's are to be allowed in residential neighborhoods, Tier 1 STR's should be counted in the cap.

Thank you.

Bruce Williams
8050 E. Leavenworth Road
Leavenworth WA 98826
bwseattle@gmail.com
509.888.1935

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Comments on Short Term Rentals
Date: Monday, June 15, 2020 9:01:40 AM
Attachments: [Peshastin STR Letter 6_14_2020.pdf](#)
[image001.png](#)

Jim Brown

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From: Stan Winters <winterss1@me.com>

Sent: Monday, June 15, 2020 8:59 AM

To: Lisa@berkconsulting.com; CD Director <CD.Director@CO.CHELAN.WA.US>; Prosecuting Attorney <Prosecuting.Attorney@CO.CHELAN.WA.US>

Subject: Comments on Short Term Rentals

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

Please see attached comments from the Peshatin Community Council regarding Short Term Rentals.

Stan,

Stan and Vania Winters
8200 Riverview Rd
Peshastin, WA 98847
509 293-0457

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Comments on Short Term Rentals
Date: Monday, June 15, 2020 9:00:43 AM
Attachments: [Peshastin STR Letter 6_14_2020.pdf](#)
[image001.png](#)

Jim Brown

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From: Stan Winters <winterss1@me.com>

Sent: Monday, June 15, 2020 8:59 AM

To: Lisa@berkconsulting.com; CD Director <CD.Director@CO.CHELAN.WA.US>; Prosecuting Attorney <Prosecuting.Attorney@CO.CHELAN.WA.US>

Subject: Comments on Short Term Rentals

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

Please see attached comments from the Peshatin Community Council regarding Short Term Rentals.

Stan,

Stan and Vania Winters
8200 Riverview Rd
Peshastin, WA 98847
509 293-0457

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Comments on proposed short term rental code
Date: Monday, June 15, 2020 8:50:22 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Sharon Lunz <slunz@nwi.net>
Sent: Sunday, June 14, 2020 7:34 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Comments on proposed short term rental code

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

Thank you for tackling the very challenging issue of short term rentals in Chelan County. I have been following this issue closely since the Chelan County Commission first instructed staff to start researching it several years ago, because I have seen the negative impacts of unregulated nightly rentals in my neighborhood and community.

I believe the draft code does not go far enough, and have the following concerns:

1. We live in the East Leavenworth Road area, where there are many Short Term Rentals (STRS). There is one on our block, and I have observed its use closely. It is owned by absentee owners who live in California and Mississippi, and it is clearly a commercial business that has no place in a residential neighborhood. There are regularly large groups staying there with the accompanying loud noise, trespassing, and parking and safety issues along the road.
 - I ask that you **only allow any Short Term Rentals in residential zones with an owner living onsite**, and **eliminate the proposed 15-day absentee-owner loophole**, as that is practically unenforceable.

Absentee owner STRs (Tier 2) should not be grandfathered in residential zones. I

support phasing them out over 2-3 years. They have never been legal, and investors who did their homework before starting these businesses will have known this was a very possible outcome and took the risk anyway. It is inappropriate to reward them for breaking the rules.

2. My husband and I have owned long-term rentals in the Leavenworth area for over 20 years, and are keenly aware of the growing and extreme shortage of available rental homes, as well as the lack of affordability of homes to purchase. We currently own three long-term rentals in Leavenworth and whenever one becomes available we are inundated with people who are heartbreakingly desperate for a place to rent. While this may be good for our bottom line, it is not good for the health of our community. The proliferation of short term rentals in Chelan County has clearly contributed to this shortage:

- Long term rentals have been converted to nightly rentals at an alarming rate, reducing the supply, and driving up the rents.
- There is a shortage of affordable entry level homes so it is tough for people who work in our community to be able to afford to buy a house here. This puts additional pressure on the long-term rental housing shortage and contributes to rising rents.
- To repair some of the damage done by the rapid proliferation of STR's to the long-term rental availability and affordability **we believe that ALL existing as well as future STRs must be subject to the density limit of 5%** of the total homes in over-saturated areas like around Leavenworth, and that **STR permits should NOT be transferable** upon sale or transfer of a property. **Tier 1 STRs must be included in the 5% density.** These homes purchased as an investment can still generate revenue for their investor owners by becoming long-term rentals if they want, or they can be sold.

3. Enforcement should not fall to Chelan County sheriff deputies or other county employees, rather **an outside compliance/enforcement expert should be hired**, with the costs covered by permit fees and fines.

In summary, I support allowing a reasonable amount of owner on-site short term rentals, permitted and regulated by the County, but am strongly opposed to allowing commercial rentals in residential zones. We need to protect our neighborhoods and communities for the people who live here. Commercial businesses belong in Commercial zones.

Sincerely,

Sharon Lunz
7848 Old Bridge Road
Leavenworth, WA 98826
509-548-5667

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: June 17 STR Public Hearing
Date: Monday, June 15, 2020 8:47:23 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: roger thomas <rwtboat@gmail.com>

Sent: Sunday, June 14, 2020 8:32 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; roger thomas <rwtboat@gmail.com>

Subject: June 17 STR Public Hearing

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

Director;

We own a home in Chiwawa River Pines, Leavenworth, and have experienced first-hand the degradation of our neighborhood by the increase of Short Term Rentals, specifically trash, traffic, noise and illegal fires.

We ask the County to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences.

Our five key points: 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole); 2) Tier 1 STRs must be included in density limits of 5%; 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses; 4) no transfer of permit upon sale of house, including sale of LLC; 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all

absentee-owner STRs that exceed the 5% density limit.

Respectively,

Roger and Rita Thomas

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Lake Wenatchee short term rentals
Date: Monday, June 15, 2020 8:53:56 AM
Attachments: [image001.png](#)

No relation to me.

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: Jim Brown <gidocjb@gmail.com>
Sent: Sunday, June 14, 2020 1:30 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Lake Wenatchee short term rentals

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

I have had property on the North Shore Drive for 40 years. In the last few years things have changed a lot due to the explosion of short term rentals. Many short term renters do not respect private property rights and feel they can come onto private property at will. The neighborhood as a result is losing value as well as the peacefulness of the lake that we cherish. Sincerely, JimBrown

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Let's put common sense limits on rentals in the residential zones in our communities.
Date: Monday, June 15, 2020 8:57:54 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Ben Edwards <ben@allttext.com>
Sent: Saturday, June 13, 2020 9:13 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Let's put common sense limits on rentals in the residential zones in our communities.

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

Dear Chelan Douglas Planning Commissioners,

As a resident of Chelan County living at 1315 Dempsey Road in Leavenworth, I would like to offer my comments on the latest revised Short Term Rental Draft Code. I am particularly concerned with Tier 2 and Tier 3 of the proposed three-tier system. It seems clear to me that Tier 2 and 3 houses (absentee owners) constitute commercial use, and therefore should not be allowed in residential areas. If a Tier 2 or 3 owner wants to rent his/her property in a residential zone, it should only be as a long-term rental.

I do not think that 'grandfathering' existing rentals is an acceptable solution as these rentals have already been operating in violation of the law. Rather than reward this behavior, I believe everyone should have to apply for new permits. Also the permits should not be transferable, to better control the number of STRs.

If any Tier 2 homes are allowed at all, I believe a sunset provision of 1-2 years must apply for all existing STRs beyond the 5% maximum density. However, absentee owners will still have the option to rent their property as a long-term rental.

Living in our community and being a part of our Leavenworth neighborhood, I have become concerned that the absentee STR in our neighborhood degrades the quality of life we have all come to cherish. Vacationers behave differently than residents—to the detriment of the residents. Because of the constant turnover of STRs the visitors are not concerned about being good neighbors and therefore, excessive noise, increased trash, and dangerous traffic all become weekly occurrences.

I hope that you will consider this letter carefully when looking at changes to the draft code. I am not alone in my desire to see changes for the better in our communities. There are nearly [1500 signatures for a petition in agreement](#) at the time I write this. Please reach out to me if you have questions about my concerns.

Thank you,
Ben Edwards

Ben Edwards

alttext.com

ben@alttext.com

(509) 593-8488

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Limit Short Term Rentals in Chelan County
Date: Monday, June 15, 2020 8:49:14 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: STEVE LOWRY <lowrysteve@comcast.net>
Sent: Sunday, June 14, 2020 8:05 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Limit Short Term Rentals in Chelan County

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

Our extended family has been a homeowner at Lake Wenatchee for over 50 years. We purchased another home there 7 years ago to retire to. After that time illegal Short term rentals have taken off. We live along Cedar Brae Road at Lake Wenatchee where this is limited parking and access. The recent boom in short term rentals has made it impossible for our family to find parking to get to our own home at times. What was a peaceful mountain community is now ruined by short term renters who come to party and not respect the community mountain neighborhood. They don't understand how fragile the forest area is and how susceptible it is to fire and other dangers due to the lack of care and caution by short term renters. Residents respect property lines and limit noise. Short term renters view it as an open forest and often a party in the mountains ruining the home life we pay our property taxes to enjoy.

We petition you to require owner presence on site during all rentals for Tier 1 short term rentals and that tier 1 short term rentals be included in density limits of no more than 5%. Since most short term renters have violated current use codes of Chelan County(no dedicated parking, no lighted parking, no emergency planning) you need

to prohibit grandfathering of all existing absentee owner houses in zones where short term rentals are more than 5% of houses. Do not allow transfer of permit upon sale of a house including sale of an LLC. If you do decide to allow absentee short term rental, enact a 2 year sunset mechanism to sunset all absentee owner short term rentals that exceed the 5% density limit.

Short term rentals are destroying the Lake Wenatchee Community due to the lack of oversight in recent years. There are plenty of legal regulated hotels and campgrounds to host visitors to the area. Don't allow short term rentals to ruin our community.

Please do the right thing and don't continue to let short term rentals destroy our neighborhoods.

Steve Lowry
Cedar Brae Road
Lake Wenatchee, WA

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Determination of Significance
Date: Thursday, June 11, 2020 10:50:52 AM
Attachments: [Response to Mission Ridge Determination of Significance-C Luksus.docx](#)

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

From: cluksus@nwi.net <cluksus@nwi.net>
Sent: Thursday, June 11, 2020 10:00 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Determination of Significance

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

June 11, 2020

Mr. Mike Kaputa, Director
Chelan County Natural Resource Department
411 Washington Street, Suite 201
Wenatchee, WA 98801

Dear Mr Kaputa,

Thank you for sending me your "Determination of Significance and Request for Comments on Scope of an Environmental Impact Statement" dated May 20, 2020 regarding this project. I am writing to you to express my continued objections to the approval of the current Mission Ridge Expansion Project.

I feel strongly that all items listed in this Determination should be included the EIS. Taken together the list truly shows the significant negative impact the project, as it is currently being proposed, will have on our community, recreational opportunities, natural resources, wildlife, The Stemilt Partnership and the Stemilt-Squilchuck Community Vision Report, the Our Valley Our Future Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quality Analysis. It also seems to violate the Growth Management Act. And still there is more to consider....

I have looked at the map of the project. There are several concerns that I have.

- 1) If indeed the project lacks sufficient water rights to supply a 4000 pillow community plus amenities, is it not likely that the water will have to be supplied by the PUD? Where are the lines and pumping stations supposed to be built? Do we lose more Public land to this project? Where is the water going to come from? Is the water supposed to come from the Wenatchee aquifer? Who is supposed to pay all this water supply infrastructure?
- 2) If the project is going to require a Large Onsite Septic System where is it to be built? Will it also take care of the 275 single family dwellings that are currently called out to have individual septic? If not, what effect is 275 individual septic going to have on the water table, wetlands, downstream water quality? Who going to pay for this Septic System, operate it and provide for future maintenance and upgrades?
- 3) If the project is going to require a Fire Station where is it going to be built? Who is going to pay for it? Who is going to pay for operation, salaries, overhead to operate it?
- 4) The project is going to require electrical and telecommunication services. Where are substations going to be built? Who builds, maintains and upgrades these systems? Who pays for it?

5) If the Squilchuck Road and Mission Ridge Road need to be upgraded and maintained, who is going to pay for that?

In your Determination much of this is listed as “offsite infrastructure improvements.” Shouldn’t these improvements (especially the fire station and Large Onsite Septic System) be made on land owned by Tamarack Saddle, LLC, since no one else in the County will benefit? What would that do to the open space/natural area that the Proposal claims will be made available? What is impact on wetlands, wildlife, forest?

In addition who is supposed to pay for additional emergency services, including law enforcement, basic life support, and fire protection? What if there is a large fire in that area, who is responsible if there is loss of property and life? What is the cost? Who pays????

I request that the results of your EIS include a spreadsheet that itemizes each of the costs, and clearly accounts for who is responsible for picking up the bill and the responsibilities. As a former accountant, I suspect that the numbers do not add up. Will the exorbitant projections for benefits to our County and community claimed by the project owner, and property/sales tax revenues truly outweigh the costs of infrastructure, services and loss of natural resources? The County and developer are proposing that this project is a Master Planned Resort expansion to the Mission Ridge Planned Development. If this is truly a Master Planned Resort, shouldn’t Tamarack Saddle, LLC/Larry Scrivanich be responsible for the considerable cost of all supportive infrastructure? Infrastructure required to supply a real estate development area that currently does not exist with Mission Ridge Ski Area, and will only tangentially be associated with the Ski Area, if it is built? The Ski area is not owned by Tamarack Saddle LLC. There are no solid requirements in any document that I have yet read (beyond the building of the 5 additional ski runs) that Mr Scrivanich be required to upgrade and maintain the current lifts and run down facilities. What would keep Mr Scrivanich from selling his interest in the Ski area once he has the real estate development? What happens to the ski area after that? Who pays for that? What happens if the venture fails? Who pays for that?

Which brings me to my final point. This EIS is going to cost the County a considerable amount of money. It would be money best spent if the results solidly point to what reasonable alternatives for achieving an expanded Ski and Recreation Area are possible. Many of the Pro-Proposal comments I have read only support this Expansion Proposal by Tamarack Saddle LLC because they want a better ski area. Others support it because they believe that it will bring in more money and jobs for the County and Wenatchee. What if the County and Wenatchee put the considerable amount of money that they will have to spend to support this Proposal into costing out and developing an Eco-Friendly Ski and Recreation Facility? Buying out Mr Scrivanich and Tamarack Saddle LLC, new lifts, a system of Winthrop/Sun Mountain quality X-Country Ski trails, sledding hills, snow-shoeing trails, mountain bike trails, maybe a zip line and other attractions such as a decent ski lodge, restaurant and pub. This would benefit the local residents as well as bring in new clientele for Wenatchee. It would not involve residences, condominiums, townhouses, duplexes, a lodge, and 110,000 sq ft of commercial space that can potentially take away from Wenatchee businesses and hotels. It would also not have the impact of a permanent real estate development on current infrastructure, natural resources and wildlife. It would also be more amenable to adjustment should climate change curtail some of the ski activities in the future.

Another of the reasons cited for giving the go-ahead to the current Proposal is that to-date no other developer has been found who would be willing to upgrade the current ski area. Now why is that? The only answer that makes sense to a developer is that it has to make money. Maybe our current development plan is stale and needs to be re-evaluated for what is best for our community, natural resources, and sustainable recreational opportunities. Look to the good work that has been produced by the Stemilt Partnership, the Stemilt-Squilchuck Community Vision Report, the Stemilt-Squilchuck Recreation Plan, the Our Valley Our Future Action Plan. Please don’t scrap the years of concerted effort that it has taken to build these plans for a potentially risky real estate venture. For that is what it really is---a thinly disguised real estate venture, not a ski resort expansion.

Thank you for the opportunity to comment.

Sincerely,

Cynthia Luksus

2777 Number 1 Canyon Rd
Wenatchee, WA 98801
(509) 888-0245

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion plan
Date: Friday, June 12, 2020 10:47:51 AM

From: Dan Kelly <cyclnut@skibum22.net>
Sent: Friday, June 12, 2020 10:47 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion plan

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

Mike,

Here are some comments on the Mission Ridge Expansion Plan.

The expansion plan is similar to other ski areas in the northwest. Road improvements can be made to meet the demand. The demand will vary from one season to the other. The biggest footprint would be on weekends during the key winter skiing months of December thru March. The balance of the year would be reduced as not many people will be in the new area village.

As an example Schweitzer and Whitefish have year round housing and events. Their villages are like ghost towns in off ski season. This is like the majority of the ski areas in the country.

They have much smaller towns than Wenatchee at the foot of those mountains. The traffic patterns are usually busiest on ski weekends. The impact on weekdays and off season are close to normal. People will be coming at different times all year around. When people are staying in the hotel, condo or houses will already be on the mountain and that will alleviate as much traffic as there is on the road.

To supplement the busy weekend ski days they and Mission Ridge have bus service. Mission Ridge can get increased bus trips to help alleviate the weekend winter traffic.

We can manage the roads, fire protection and other issues.

The economic impact on the economy will be increased along with the tax base for the county.

The environmental impact on the area will be much less than it has been anticipated.

Most people I know agree that if the expansion is not done then most likely Mission Ridge may not make it in these challenging economic times. Like many ski areas they will be bought out by big ski area companies. This would ruin the friendly hometown hill.

I hope that this impact study can be done in a timely manner. Up till now there have been many times it appears the urgency is not being paid to this important project for the valley.

An example is the new chairlift that is currently being installed. It should have been done last summer. The permitting process wasn't completed in a timely manner.

I believe that Larry Scrivinich has the best interest of the county and the local population.

These are my thoughts as a long time skier (40 yr. resident of the area) and have skied at 54 ski areas.

I am more than willing to give you any other input as you go thru this process.

Respectfully,

Dan P. Kelly

Dan P Kelly
509 421-7556

"Lessons can be learned in the Mountains and Meadows"

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Neighbors not STR's, PLEASE!
Date: Monday, June 15, 2020 8:52:27 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: pat thirlby <patthirlby@gmail.com>
Sent: Sunday, June 14, 2020 3:37 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Neighbors not STR's, PLEASE!

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Dear Planning Commissioners,

Our neighborhood in the 98826 has been advocating against inclusion of STR's on our private dead end road with records to the county dating back twenty years. After being a property tax payer in Chelan County for thirty years, I am asking that you please do the right thing, follow the Comprehensive Plan and enforce the law. By looking the other way, your predecessors have allowed businesses to replace neighbors, exploitation of Real Estate for local housing, our health and safety to be compromised, our limited water resources to be threatened, and the environment to be negatively impacted by over tourism.



The next big single family rental is advertised on our road, the second addition this year alone. These are single family homes. A guest had to be reminded by a neighbor not to throw cigarettes into a brush pile, she said "the rental is non-smoking" as an explanation. These vehicles represent how many guests? Children MUST be counted. We have one way off our hill in an emergency. We can frequently be blocked. In the Winter we have to dig visitors out who do not have the correct vehicles or driving experience. Noise generated from these rentals can not be adequately described here nor can the stench, especially in warm weather of over burdened septic systems, adjacent to an irrigation canal. Fire pits have been left ablaze all night during fire season.

We need to hit the reset button. Regulations for these big "party houses" are never enforced. I have had many conversations with the Sheriff Deputies. Most recently our neighbors have been told to get as many people to complain as possible, take videos, send pictures, hope to "catch" violators in the act when the patrol comes. Now the renters are using police scanner apps so that when help arrives, everything's quiet. We do not want to police our neighbors from our own homes. Prioritize owner present STR's ONLY. There are NO complaints regarding these properties on our road. Include them in the 5% rental cap. NO GRANDFATHERING, it is hugely unfair to

residential property owners who have had their quality of life ruined. 98826 is way past saturation. You CAN NOT enforce the rules required to have large rental units coexist in residential neighborhoods. Housing this many visitors in our neighborhoods has created over tourism that is ruining Chelan County. Put the large rentals in commercial zoning where the impact and infrastructure is more compatible. Let a new, robust home inventory restore neighborhoods through sales and long term rentals.

On a more personal note, my husband has recently retired from being a health care provider. He averaged more than 60 hour work weeks for his whole career. The home environment we worked so hard for is ruined on a regular basis. We can not sit on our deck, enjoy our property or neighbors. This is a huge injustice. Stand up for your citizens and not the bully owners of STR's, many who do not live here. Please do the right thing. Looking the other way, **not applying the law has got to stop**. What are you afraid of? A huge community of people that love Chelan County and their neighbors are here to support you. **WE LIVE HERE**. Please help. Thank you.

Pat Thirlby

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: No on STR, EAGLE CREEK FAMILY RESIDENCE
Date: Monday, June 15, 2020 8:54:57 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

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From: Justin Carvitto <jjcarvitto@hotmail.com>
Sent: Sunday, June 14, 2020 12:49 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: No on STR, EAGLE CREEK FAMILY RESIDENCE

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Dear Directors of Chelan county,

As a family residence on Eagle Creek Rd since 2004 I ask you to please pump the brakes on the ballooning of short term rentals. I ask you to represent your fellow Chelan county residents on this matter.

Safety: Increased traffic and obvious and consistent moving traffic violations (speeding) is of concern to us who recreate and share this country road via walks and biking. Our driveway is on a bend in the road and we always have to be triple careful when driving in and out of our property.

Quality of life: We are witnessing the explosion of tourists in town. I understand the city needs this as income to shops and for residence's income. I'm concerned about sprawling STR's with no owner on site to over see properties. These houses and developments that are funded by

non Chelan residents is breeding un-necessary sprawl and decreasing quality of life for us residents.

Please don't legalize STR.

Justin, Melissa, Avi and Luca Carvitto

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Objection to Unregulated Short Term Rentals
Date: Monday, June 15, 2020 8:50:46 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: CLeuck@nwi.net <CLeuck@nwi.net>
Sent: Sunday, June 14, 2020 6:18 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Objection to Unregulated Short Term Rentals

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

To whom it may concern,

Thank you for addressing the long over due management of short term nightly rentals, (STRs). My wife and I have had our place on Cedar Brae Rd for 13 years. We considered ourselves fortunate when five years ago we were able to make this our full time permanent home. There have always been occasional rentals in our neighborhood but with the introduction of internet based technology what had been an occasional inconvenience for us has become a year round, almost every day frustration. The County needs to enforce the current codes or establish codes to prevent STRs from continuing to change our neighborhoods into profit centered tourist destinations while leaving the citizens that live in the communities to bare the burden of interacting with renters when absentee owners are not able or

unwilling to manage problem renters.

The density of STRs is a large part of the problem. We live on a shared driveway / access road with four cabins. There are two separately owned STRs next to each other with ourselves and another neighbor further down the road (with legal easements). We are repeatedly forced to find the renters who block egress in and out of properties due to their inability to understand or read parking instructions. If we had a fire or an emergency medical issue what had been a pain in the butt inconvenience could become a tragedy. Not to mention the obtrusive noise / music, trash and monitoring of camp fires during burn bans and high wind red flag warnings. While most renters are naive and friendly some are defiant and belligerent. Either way, why do we neighbors have to take the time and or risk to interact with these folks? Because there's no choice - we are stuck due to the County's lack of enforcement of the current codes. I would like to ask the commissioners to be good stewards of our neighborhoods and formulate rules and regulations that support neighborhoods that value community and where you get to know and look forward to seeing your neighbors.

We support Residents United for Neighbors (RUN) Network. We would prefer the County enforce the current code and prevent these unmanaged hotel businesses from operating in our neighborhoods at all, (or in our case at the end of our driveway); however, we understand there will need to be compromise. This compromise needs to protect those of us that live here and value our community. To do otherwise speaks to profits over community.

Thank you,
Carl Leuck & Linda Wood
15890 Cedar Brae Road
Leavenworth WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Opposition to Short Term Rentals
Date: Monday, June 15, 2020 8:57:13 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Chris Weiss <cnweiss@gmail.com>
Sent: Sunday, June 14, 2020 6:49 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Opposition to Short Term Rentals

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>>>> My name is Chris Weiss. I live full time at 14609 Fish Lake Road Leavenworth, Washington 98826.

>>>> In light of its many adverse impacts, I believe the commercial short term rental of a house (STR) destroys the vital sense of community in residential neighborhoods. Neighbors are replaced by absentee landlords who rent to transient occupants. The problems with the constant turnover of overnight visitors are exacerbated (1) in fire country, such as in the Upper Wenatchee Valley, where a preponderance of renters come from a marine environment (Puget Sound) where wildfire risks are low and (2) in fragile ecosystems, such as lakefront properties, protected by Washington's Shoreline Management Act and other environmental regulations.

>>>> Further, the law in Chelan County does not allow STRs. Not having enforced its own land use ordinances and regulations over the last ten years, the County should not now retroactively authorize the unlawful status of STR's that has come to exist in our community. Please enforce the law. Businesses — including sole proprietors — possess no enforceable rights and no lawful expectation to obtain the County's retroactive or prospective blessing to operate commercial STRs in residential communities in Chelan County.

>>>> Thank you.

>>>> Chris Weiss

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Peshastin Community Council Comments on STRs for Planning Commission
Date: Monday, June 15, 2020 8:42:43 AM
Attachments: [PastedGraphic-6.tiff](#)
[ATT00001.htm](#)
[Peshastin STR Letter 6_14_2020.pdf](#)
[ATT00002.htm](#)
[image001.png](#)

Jim Brown

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From: Steve Keene <councilchair@peshastin.org>
Sent: Sunday, June 14, 2020 11:59 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Jordan McDevitt <highlakes@hotmail.com>; Randy Baldwin <randybaldwin@johnlscott.com>; Peshastin Community Council <communitycouncil@peshastin.org>
Subject: Peshastin Community Council Comments on STRs for Planning Commission

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

Attached please find a letter from the Peshastin Community Council RE: Short-Term Rentals in the Peshastin UGA.

Thank you.

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Please Regulate STR's!!!
Date: Monday, June 15, 2020 8:57:01 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Jenny Bourgeois <jbadewitz85@gmail.com>
Sent: Sunday, June 14, 2020 7:47 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Please Regulate STR's!!!

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

Dear County Planning Commission,

I am writing to ask you to please instill stronger regulations on short-term rentals in order to preserve the integrity of our communities and community building infrastructure.

It is imperative for a community that desires a strong foundation of support, engagement and long term economic viability to have access to affordable housing. If you want a strong community built on support from all constituents, they must be able to live in that community. Being a worker in the service industry, I have had numerous co-workers that have had to move out of the area as they were unable to find affordable housing or any housing at all.

It saddens me that there are a few individuals that have bought multiple homes in our community that sit empty most of the time, while hard working locals can barely afford rent nevertheless the opportunity to purchase a home.

My husband and I have been fortunate that we have property and a home. Not a summer has gone by that someone did not ask if they could live in a run down travel trailer on our property (that doesn't even have running water) as there were no other alternatives. We currently rent out a room in our home to a couple and have another couple who have parked a self-contained fifth-wheel next to our home as there are simply not enough housing options available.

I was born and raised in Park City, Utah, a very popular tourist destination. Change is inevitable in communities like Park City and Leavenworth where the attraction of outdoor pursuits and a small mountain community bring folks from near and far. I more than some understand that you can not stop change, but when it comes to preserving the very essence that brings people here, then we have a responsibility to help intentionally guide and direct how we want to construct the parameters of our change.

In the case of short-term rentals in Chelan County, I feel that a few individuals have taken advantage of our area in ways that benefit them and not the greater community. Below are a few key points that I support whose regulations would help mitigate the lack of affordable housing as well as encourage the presence of people to actually live and participate in the community.

I believe that the county should require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole) and that Tier 1 STRs must be included in density limits of 5%.

These are just a start but a necessary one. We can always loosen regulations as we need but it is much harder to tighten the reins on growth when it has run away from us. In ten years we will be able to look back at this moment and see how slowing down and taking pause to redirect growth in ways that build a stronger and more sustainable community will have far more positive benefits on economic growth than had we not.

Thank you for your time and hard work.

Best,
Jenny Bourgeois
Owner and Farmer of Snowgrass Farm LLC
Leavenworth WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Protect Residential Neighborhoods from Out Of Control STR's
Date: Monday, June 15, 2020 8:44:13 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: KC Powers <powers@rah.net>
Sent: Sunday, June 14, 2020 11:02 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Protect Residential Neighborhoods from Out Of Control STR's

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

June 14, 2020

Chelan County Planning Commission

To Whom It May Concern,

My name is Kevin C. Powers and I live on Eagle Creek Road in Leavenworth with my wife Carrie and we have experienced first-hand the degradation of the Eagle Creek neighborhood by the increase of Short-Term Rentals, specifically due to a nightly rental immediately adjacent to our residence. We have been negatively impacted by loud, out of control parties and people that do not care what impacts they create.

We ask the County to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

It is imperative that the county clearly presents regulations for current and/or future individuals or businesses that are enforceable. These regulations must be enforceable, unlike the current situation when violations reported to the Sheriff's office do not result in citations based upon our experiences with the rental unit that was located next to us. The County does not have enough staff to administer and enforce convoluted regulations. Zoning is the best way to enforce.

Put an immediate moratorium on single family home building permits being used for new STR construction, as in Moab, Utah. Mandate a 5-year waiting period, such as Maui County, Hawaii, after obtaining a single-family home Occupancy Permit, during which time the home must be used for long-term residential housing.

Please follow the guidebook of the Sustainable Economies Law Center (March 2016), as cited in the Berk Situation Assessment (p. 20-21). "A municipality can set caps on the number of allowed short-term rentals per host (e.g. Seattle, Okanogan-Methow) To prevent speculation, the guidebook recommends limiting short-term rentals... The recommendations also include ordinance requiring occupancy for a period of time prior to the unit being offered for short-term rental. Implement other "best practices" for limiting density and preserving neighborhood character.

As a tourism driven economy here in Leavenworth, we need more long-term rental housing for those who work in Chelan County. The need for workforce and long-term housing is stated in the comprehensive plan.

Do not allow any STRs in Urban Growth Areas, including the Leavenworth and Chelan UGAs. As suggested in the Berk Situation Report p. 24, "Consider application of city regulations in assigned UGAs where short-term rentals are prevalent, e.g. Leavenworth and Chelan, and likely to result in nonconformities if areas are annexed." This prohibition on STRs in UGAs is already the law; we hope it will continue.

**Thank you,
Kevin C. Powers**

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Public Comment on STR's: We Need Enforcement
Date: Monday, June 15, 2020 8:00:16 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: Lauren Johnson <lj2341@gmail.com>

Sent: Monday, June 15, 2020 12:05 AM

To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>

Subject: Public Comment on STR's: We Need Enforcement

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

Dear Planning Commissioners:

Enforcement must be central to new STR regulations. Zoning is the most easily enforceable regulation.

I am concerned that the proposed code proposal is so convoluted, with so many loopholes, that it will be unenforceable. For example, who will enforce the limit of 15 owner-absent days for Tier 1 houses? Will Tier 1 register those 15 dates in advance with the County? This is just one of many regulations that will not be enforceable and consequently will not be enforced.

The fact is that behavior regulation (noise, occupancy limits, parking, and even occupancy) is

notoriously difficult to enforce—as shown by repeated visits by the sheriff to the noisiest party house STRs, to no avail. Some STR party houses reportedly even have police scanners, so that they can turn down the volume on amplified music when they hear on the radio that the sheriff's deputy is coming. Loud partying resumes as soon as the deputy leaves. Neighbors dread the pool parties, loud music, yelling, trespassing, trash, septic-overflow, blocked driveways, and other kinds of illegal behavior. But the problem is that although these behaviors are illegal, behavior regulations require more intense enforcement that Chelan County staff can offer.

County staff have stated that they do not have the staff numbers needed to track and enforce the elaborate code being proposed by the planning commission. Director Jim Brown said this at the last Planning Commission meeting. Even the interim director Deanna Walter said in the May 13 public meeting that “We are not doing any enforcement.”

The only enforceable regulations for STRs are zoning regulations that segregate incompatible uses, as described in the Comprehensive Plan. The draft Code proposes that there will be certain zones with no limits on STRs (RRR and Planned Unit Developments). But where are the comparable zones where STRs are prohibited, where homeowners and residents can be assured of being protected from STRs? I believe you must also set up zones where there will be no absentee-owner STRs allowed, in order to protect residential character. This is only fair balance to the zones where STRs will not be limited.

To summarize: Please enact a strict Code that is enforceable. Use zoning, rather than behavior, as the focus for STR regulations. This is how the Cities of Chelan and Leavenworth regulate STRs, and both have vibrant tourist economies. Explore the possibility of micro-zoning, for areas which already have STRs and are far from residences. Set up some tourist zones where commercial (absentee-owner) STRs will be permitted, versus the normal residential zones (RR2.5 and RR5) where absentee-owner STRs will not be permitted. Then hire Host Compliance or another service to check the STR platforms for listings and enforce zoning.

The Comprehensive Plan says the purpose of Zoning is to segregate incompatible uses. Rather than developing elaborate regulations on behavior that are unenforceable, just protect residents by zoning.

thank you for your consideration,

Lauren Johnson
7785 E. Leavenworth Rd

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: RUN (Short Term Rental Tier 2)
Date: Monday, June 15, 2020 8:52:37 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: david satterfield <davesfield@comcast.net>
Sent: Sunday, June 14, 2020 2:20 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: RUN (Short Term Rental Tier 2)

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

We have owned our property on Lake Wenatchee since 1991. The last 5 years things have gotten out of hand to say the least.

I live on Cedar Brae, South Shore of Lake Wenatchee 6 to 7 months out of the year and have experienced first hand the degradation of the neighborhood by the increase of STRs specifically due to parking.

Even though the STR is 5 lots away from us, it causes us problems. During the winter this STR has no off street parking and they instruct the STR renters to park on Cedar Brae which has left residents fighting with renters for a parking spot on Cedar Brae. In the meantime the STR owner ends up making money off of the misery of the residents. During the summer, overflow parking for the STR is on Cedar Brae which has also caused parking problems.

Line 319 parking: should include STR Tier 2 and 3 need to provide year around off street parking in addition to what is stated in the draft.

I ask the county to also focus on Tier 2 and Tier 3 houses with absentee owners. These STRs should not be allowed in residential zones because they are being used as commercial properties.

Sincerely

Molly and David Satterfield

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Regulation Please
Date: Monday, June 15, 2020 8:45:44 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Andrea Brixey <adawnsky@hotmail.com>
Sent: Sunday, June 14, 2020 10:08 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Regulation Please

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

I live on Eagle Creek road and support strong regulation on short-term rentals.

We support owner onsite short-term rentals. That's great.

We do not support owner offsite short-term rentals. Honestly, they really, really suck. People regularly show up on the weekend in fast cars with fireworks and guns at these rentals. Short-term rentals with offsite owners are the only situations I am aware of in my immediate neighborhood where the sheriff has been called to quiet people down.

Thank you for your consideration of the day to day impact here.

Sincerely,
Andrea Brixey
11467 Eagle Creek

Sent from my iPhone

From: [CD Director](#)
To: [RJ Lott](#); [Lisa Grueter](#)
Subject: FW: STR Comment
Date: Friday, June 12, 2020 9:58:02 AM
Attachments: [Short Term Rental Comment DG 11June2020.pdf](#)
[image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Duane Goehner <duane@live.com>

Sent: Thursday, June 11, 2020 5:26 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; Doug England
<Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob
Bugert <Bob.Bugert@CO.CHELAN.WA.US>

Subject: STR Comment

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

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Draft Code
Date: Monday, June 15, 2020 8:48:44 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: patricia ortiz <ortzie@nwi.net>
Sent: Sunday, June 14, 2020 8:23 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Patricia Ortiz <ortzie@nwi.net>
Subject: STR Draft Code

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Dear Director,
As a resident of Peshastin for over 60 years, I would like to add my opinion on the Draft Code for Short Term Rentals.

I would like the STR code to be in agreement with the Peshastin UGA code, not allowing STRs in any of the residential zones.

I do not want to see any of the STRs currently operating in the Peshastin residential zones allowed to continue, or be "grandfathered" into continuing an activity that has been out of compliance from the outset.

I think the number of STRs in Chelan County should be capped at no more than 5% of the total single family dwellings in the county.

Any allowed STRs in Chelan County should be in owner occupied (Primary residence) dwellings.

Thank you for your work in making Chelan County a better place for its residents.

Patricia Ortiz
Peshastin

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Public Comment: Do not Grandfather all existing STRs
Date: Monday, June 15, 2020 8:40:05 AM
Attachments: [image001.png](#)

Jim Brown

Director

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316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Barbara Rossing <brossing@lstc.edu>
Sent: Monday, June 15, 2020 8:27 AM
To: CD Director <CD.Director@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: Do not Grandfather all existing STRs

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Dear Planning commissioners

June 14, 2020

Thank you for your work. I write to argue against automatically grandfather existing STRs beyond the 5% density maximum, even if they can claim to meet other criteria for a permit. There are too many Tier 2 and 3 houses in 98826. Such a density is incompatible with the preservation of neighborhood character, as the Berk Study has shown.

In order to get density down to 5% as quickly as possible, I urge you to adopt a sunseting mechanism for all Tier 2 and Tier 3 houses in residential zones that exceed the 5% density limit (which should include Tier 1 STRs). Hold a lottery. Limit permits to one per owner

(including LLC's). Prohibit use of single family home building permit for constructing STRs, Implement other density-reducing mechanisms to get down to 5%.

It is unfair to rural residents to retroactively legalize or “grandfather” hundreds or even thousands of previously illegal short term rentals, in every residential zone of the County. We bought our homes long before the STR party houses were constructed, and long before the internet platforms on which they advertise (VRBO, AirBnb). We did our due diligence about what uses were allowed and not allowed in our rural RR2.5 zones. We knew absentee-owner short-term rentals are not listed in the District Use Chart in the County Code, and therefore they are not legal in our zones.

A nightmare case in point is a huge STR just steps from our home on East Leavenworth Road, constructed in 2015 on a 1-acre lot (in RR2.5), using a single family home building permit. This 8-bedroom lodge, built as an STR by a family with 4 other STR lodges in 98826 (each with its own LLC), advertises a 16-seat theater, commercial kitchens, and a yard with a hot tub and boisterous yard games, initially for 24 occupants (now down to 16 occupants). Neighbors have filed many complaints with the County and sheriff. Since the septic system was permitted for only for 6 bedrooms, the County finally required them to “decommission” two of the bedrooms, and advertise only 6 bedrooms. But they still advertise the other rooms as “office,” with beds in the office!). Ten or more cars are parked in front of the house most nights. The noise is considerable.

Grandfathering such a huge lodge, built on a 1 acre lot in RR2.5 zoning, after repeated complaints and violations, would not be respecting our neighborhood character. Only one STR should be allowed per owner, not five—even if each STR is incorporated as a separate LLC.

I applaud Commissioner Greg Becker who brought up the example of Newport, Oregon, at the May 13 Work Session. Mr. Becker says it is reasonable that his cousins' STR that can only operate for 5 more years in Newport, **because their house is outside the zone in which STRs will be permitted.**

In my view, **Newport gives the kind of zoning and sunseting mechanism we need by zones also in Chelan County residential zones!** Sunseting is a fair and legal way to lower density. Use a lottery, sunseting and some re-zoning, to achieve the reduction we need down to 5% density cap in RR 2.5 neighborhoods, including Tier 1 STRs in the cap.

Sunseting would not risk an “illegal takings” because Investors and owners can still earn long-term rental income on their houses. This was assured by the November 2019 Washington Supreme Court decision in *Yin vs. City of Seattle*.

The cities of Chelan and Leavenworth, like Newport, provide the model we seek for the County. The principle is to use Zoning to segregate different uses. Establish some tourist commercial or tourist residential zones where STRs will be permitted (RRR and Planned Unit Developments; perhaps RR10; perhaps more RRR zones are needed?). Maintain other residential zones (R5, RR2.5) as residential, upholding the current ban on STRs. **Preserve some residential zones where a resident can be protected from absentee-owner STRs.** It would be possible to re-zone some large STRs as RRR, far from residences, using micro-zoning.

We recognize that county officials are under political pressure to provide some financial benefit to investors in illegal absentee-owner STR's. Those owners can still earn income on their properties by renting to long-term residents—fulfilling an urgent need for rental housing for workforce in Chelan County.

We hear threats of lawsuits from STR owners and investors if they are regulated. Similar threats were made against the City of Leavenworth when it decided to enforce its Code, but **in fact there have been no lawsuits against the City of Leavenworth's ban on STRs in the residential zones.**

New legal threats from STRACC invoke the 1991 memorandum from an assistant planner interpreting "Single Family" homes as allowing STRs. But this memorandum is not legally binding. If it were law, the STR Code in the Manson Urban Growth Area would not have been legal. The District Use Chart was never changed to publicly incorporate this planner's views. According to the District Use Charts, only B & Bs and other owner-on-site uses are permitted in residential zones.

In conclusion, as Mr. Becker pointed June 3 meeting, the proposed Code favors investors and absentee owner STR owners over residents. It fails to fulfill the threefold mission you were given. Mr. Becker lamented, "I still go back to our 3-fold mission statement: 'slow the proliferation of STR's, protect character of residential neighborhoods,' and what have we done? ...**We are really providing no relief to homeowners. We are showing a lot of concern for STR investment, but not a lot of concern for people who have single family houses.**"

It is not too late to protect single family residential zoning! Please strengthen the Code by eliminating grandfathering of all existing STRs.

Thank you for your consideration,

--Barbara Rossing, 7785 E. Leavenworth Rd

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR Public Hearing
Date: Monday, June 15, 2020 8:44:49 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Angela Russell <ateam0340@gmail.com>
Sent: Sunday, June 14, 2020 10:46 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR Public Hearing

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Dear Commissioners,

My name is Angela Russell. I am an 18 year resident of Leavenworth. I currently live up Eagle Creek and our neighbors recently sold their home to someone from outside of the area. The home is used as a STR. The listing allows for up to 14 people, even though it is a 3 bedroom house. Because of the noise from the renters, we have to keep our windows closed most nights. Our quality of life has been impacted. There is no one for us to call to address the noise issue. It's not worthy of a call to the sheriff; but I do want it recorded somewhere that there are noise complaints.

Leavenworth has a glut of short-term rentals. We do not need more. We need the current STRs to have managers available on site 24/7 to address noise/garbage/parking issues that come up from the renters. That should not be a job for our sheriff's deputies. Do not allow STR's without an onsite host to be grandfathered in.

I would like for the county to hold all zip codes to the 5% STR value. For those of us in zip codes above that, I recommend no new permits until the percentage drops below 5%. If a property is sold, the STR permit is non-transferrable. If an STR has multiple infractions then it should lose its permit.

Developers know that Chelan County is looking at this issue right now. They are buying up land and applying for STR permits so that they can sneak in under the wire and get the “grandfather” clause.

Thank you for your time; and please strengthen the codes to help those of us who live and work in the valley to maintain the quality of life we expect from the residential communities we live in.

Sincerely,
Angela Russell
188 Winter Ln
Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR draft code
Date: Monday, June 15, 2020 8:48:15 AM
Attachments: [June 14, 2020 No transfer of STR ownership.pdf](#)
[image001.png](#)

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From: carmen bagdon <carmen.bagdon@gmail.com>
Sent: Sunday, June 14, 2020 8:26 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR draft code

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June 14, 2020 STR draft code CD.Director@co.chelan.wa.us

I am a long term renter in zip code 98826. I am a 4 generation Chelan county resident. I previously lived in the Lake Chelan area before moving to 98826 a couple years ago. I had an owner present STR on Lake Chelan in 2011 and 2017, at 2 different properties on South Shore Lake Chelan. It was a challenge to contain my guests at times, even with me present in my associated dwelling. I was very sensitive to my neighbors, who were long term owners, like me, and if they ever short term rented, like my family, it was to someone they knew and for reasons to provide some income to pay property taxes which have been on the rise for some time. Imagine an absentee owner allowing for 16 people plus a pool! The 'new business' of business/commercial oriented absentee owners buying or building for the specific purpose of STR is a recent trend. It can be lucrative for the owner and provides housing for short term renters who provide to our tourist industry. However as a business this type of Land Use should be allowed only in a Zone that provides for it's legal use. Transferring business ownership after buying a home specifically for the purpose of STR should not be permitted, as many purchases are in residential zones that do not legally allow for this type of business. We

need to keep in mind the County's Comprehensive Plan zoning goal of segregating incompatible land uses and cutting off those STR's whose owners have no interest in long term commitment to supporting our residential neighborhoods. We must provide affordable housing for those who would like to live here. Looking dimmer every day. Thank you. Carmen Bagdon 1128 Dempsey Road Leavenworth,

Carmen Bagdon

Broker/Realtor

Welcome to Experience

509-237-2060

Windermere Real Estate

NCW-Leavenworth, Washington

carmen.bagdon@gmail.com

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR input and concern
Date: Monday, June 15, 2020 8:50:02 AM
Attachments: [image001.png](#)

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Director

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From: Jim & Nicole Wright <thewrightteam@gmail.com>

Sent: Sunday, June 14, 2020 7:54 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: STR input and concern

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

To Whom it May Concern,

We support the efforts of the RUN group.

We have owned our cabin in Chiwawa River Pines for 15 years, during most of which we have suffered a large negative impact from the nightly rental business model. There have been two nightly rental businesses operating next to us, along with a significant number of additional ones in our community. We know firsthand that these properties are not well managed or monitored. We have spent years being forced to call the sheriff for late night/early morning noise issues, and also for renters having oversized, non-attended fires. The outdoor fire issue is the biggest concern of all, as it poses an enormous threat to all of us. Nightly renters do not know or care about the rules and bans, lighting very large fires year-round, even during the height of the fire season when there are bans and wind warnings in effect. An additional factor in the nuisance impact is the occupancy level. Surely our situation is a typical one, which is being next door to a STR with only two bedrooms but with a professional management company advertising that it sleeps 12. It is bad enough to be next to an STR with nightly renters and no on-site management, but to overload it with large group

virtually guarantees that it attracts large party groups. There simply needs be less of these businesses to minimize the risk and the hardship they impose on residential owners, and far better oversight of the ones which are permitted to operate. A Tier 2 (absentee owner) STR property is simply not cohesive with a residential neighborhood and we believe they should be banned. If the county refuses to ban STR's in residential neighborhoods, we believe that strong regulations MUST be in place and enforced to regulate them.

We strongly oppose grandfathering ANY existing Tier 2 STR properties in residential zones. All STR's, (current or future) MUST be subject to the density limit of 5%. We are also strongly opposed to an automatic business license transfer if/ when they are sold to a new owner/entity. There is NO other business license that simply transfers with a property in this way, and there is no good reason for this to be allowed. If this type of transfer is allowed, the Plain, Lake Wenatchee and Leavenworth areas will take many years to ever reduce down to reach the maximum limit of 5% STR's of total homes in saturated areas.

With regard to Tier 1 (owner living on-site) properties that are located in residential zones, there should be no days of operation allowed when the owner is not on-site.

We ask that you please take our concerns and position into consideration during this important time of planning.

Sincerely,
Jim & Nicole Wright
2524 Kinnikinnick Dr.
Leavenworth, WA 98826

Jim & Nicole Wright
Windermere Real Estate/M2, LLC
425-478-2700 Jim
425-478-2616 Nicole

"You Can't Go Wrong With Two Wrights"

Awarded Seattle Magazine's 5 Star "Best In Client Satisfaction"



From: [CD Director](#)
To: [Lisa Grueter](#); [RJ Lott](#)
Subject: FW: STR's - Forest Ridge WA.
Date: Friday, June 12, 2020 4:56:44 PM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

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Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: urenski123@gmail.com <urenski123@gmail.com>

Sent: Friday, June 12, 2020 4:34 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: STR's - Forest Ridge WA.

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

Hello Chelan County CD.

I am a Full time resident (of 14 years) in Forest Ridge Wenatchee WA. I have just been made aware of the "RUN" group – Residents United for Neighbors. I agree 100% with the groups position on STR's in residential neighborhoods like Forest Ridge. I agree with the Tier 1 – Owner Occupied level of management for homes in residential neighborhoods. I do not agree with Tier 2 or Tier 3 based on the following issues that long term residents like myself now have to deal with on a daily basis.

- I believe a set percentage of STR homes in neighborhoods like Forest Ridge should be managed by Chelan County to mitigate the nuisance issues facing neighbors of STR's. New home are being built here as STR's at an alarming rate. I oppose these STR's for the following reasons.
- Forest Ridge is a "Firewise" community and it is a very difficult task to educate all the new residents as well as long time residents on the EXTREME fire hazard issues we face as a community. STR visitors are not being educated on these "Firewise" practices which puts lives in danger! These visitors threaten our homes and neighborhood during Fire Danger months. The lack of regulation on these Commercial Hospitality residences is unacceptable. Fire safety concerns are an everyday part of living in a "firewise" community and each group of STR'ers that visit put others in danger due to lack of fire safety and education as it pertains to the Forest Ridge

Neighborhood and other like it.

- STR owners have been advertising access with ORV's and Snowmobiles on a private property easement. The primary easement at the top of Forest Ridge is an Invite Only written easement to property owners of homes in Forest Ridge – even to these folks it is by Noyd family “Invitation” only. Renters are bringing in ORV's and accessing public lands with out permission! The additional traffic and noise by renters on ORV's is unacceptable.
- Private property like mine is being trespassed by people trying to get to and from STR's in Forest Ridge. Many land owners like myself have made a lifetime investment in buying and improving our properties in Forest Ridge that adjoin Squilchuck State Park. These STR people are accessing the park across private driveways and land illegally without permission. Some form of regional education on public and private lands would be very useful for these renters.
- I have personally experienced a lack of respect shown to neighboring homes and residents by STR people. The additional Dog excrement alone being left on Forest Ridge is disgusting. These renters have no investment or stake in the quality of life for the immediate neighbors of their STR. Parties, Traffic, Overnight cars left on County Roads are all issues we now face daily.

This is a very focused, condensed list of the issues at hand that I feel very strongly need to be addressed. I will be joining the live Zoom next week to view the progress.

Thank you,

Cindy U'Ren

c.425-765-7156

e. urenski123@gmail.com

www.cindyuren.arbonne.com

Under Armour-Orage-Arbonne

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR's in Leavenworth WA
Date: Monday, June 15, 2020 8:53:27 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Sherry Thompson <sherrytesl@gmail.com>
Sent: Sunday, June 14, 2020 1:39 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR's in Leavenworth WA

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

Hello, I retired to Leavenworth, WA 5 years ago to be closer to my sister. and family. At that time I was able to buy a house on Shore Street in Leavenworth. I knew that Shore Street was known as a premium family neighborhood and I hoped for connections that would support me in my senior years.

However, the truth is I feel very alone. The house below me is a STR, not owner occupied, The house next to me runs an AirBNB, owner occupied, and the house across the street is a second home for a Seattle family. This is not what I expected or hoped for and the sense of community is sorely diminished. The house below me has hosted a number of loud parties as it is advertised on Destination Leavenworth as a "lodge". Definitely lacking parental supervision I have had several problems with children infringing on my property for sledding or exploring my old barn and field. Weekenders apparently have no need to supervise their children?

I want my neighborhood back! I am opposed to STR houses which are not owner occupied. I'm angered about potential sales of these houses being "grandfathered" in and being continued to operate as STRs.. I'm frustrated by Chelan County codes which are loosely worded allowing continued growth of STRs which are already way beyond the 5% density mark.

Please strength the draft code in the following ways:

- 1, require owner occupancy on all Tier 1 STRs.
2. close loopholes in code which would allow "grandfathering" in on future sales
3. regulate for the 5% density in our neighborhoods
4. disallow for transferring of STR permit
5. consider some sort of "sunsetting" mechanism to reduce the exorbitant # of existing STRs

Sincerely,

Sherry Thompson

12662 Shore Street
Leavenworth WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR
Date: Monday, June 15, 2020 8:59:22 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: steve <sstroud@nwi.net>
Sent: Saturday, June 13, 2020 12:00 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR

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Greetings-

I live in a residential neighborhood just outside Leavenworth on Fox Rd. My neighborhood has gone from all residents, families, and working locals to over 25% STR. This influx of commercial 'motels' has destroyed the fabric of the neighborhood, increased traffic, strained our community wells, and chased out local people who want to live in the Leavenworth area.

These businesses, in residential zones, are not as important as protecting and supporting people like me who want to live, work, and raise our children in a residential neighborhood.

I desire a STR free RR2.5. If that is not possible, there has to be a way to decrease the density of all STR to no more than 5% of the total homes in an area. And there should be no grandfathering of any existing STR.

My neighbor advertises his STR with ..."in a quiet residential neighborhood." Well it use to be!

Please save our neighborhood and community. Regulate, limit and decrease STR in the Fox road

neighborhood and Leavenworth in general.

Thank you
Steve Stroud
10587 Fox Rd.
Leavenworth WA. 98826
509-433-8109

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STR
Date: Monday, June 15, 2020 8:57:34 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Carrie Wright <carriewrightagain@gmail.com>
Sent: Saturday, June 13, 2020 10:21 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR

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

Hi-

I live in the Fox Rd neighborhood just outside of Leavenworth. Our once neighborly community has been overrun with STR. Almost 25% of the homes are now run as commercial businesses with overcrowding streets, and loud parties every weekend. We live in our RR2.5 because we want to have a home and raise our children in a rural residential setting. People are buying, building, adding on for the sole purpose of turning residential homes into motels.

This has got to stop. Please protect our right for peaceful enjoyment of our home.

I would prefer no STR in RR2.5. But short of that:

- 1- density limits of 5% for ALL STR must be the rule.
- 2- no free passes or grandfathering ANY STR. Especially since most were created without permits or regards to zoning or CCR's.
- 3- There must be a mechanism to decrease/sunset this over proliferation of STR.

The Leavenworth economy was thriving before there were some 800 STR's in 98826. The local economy will be healthier and more family oriented when there are far fewer.

Thank you for your time

Carrie Wright

10587 Fox Rd

Leavenworth WA 98826

509-293-1256

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STRs comment
Date: Monday, June 15, 2020 8:43:10 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Susan butruille <susanbutruille@gmail.com>
Sent: Sunday, June 14, 2020 11:52 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STRs comment

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

Greetings:

We wish to express our concern with the proliferation of STRs in our residential areas. We, without warning, had one established next-door and we don't want any more in our neighborhood.

Moreover, we object to the fact that STRs are replacing affordable housing in our community. We need long term affordable housing for the people who live in and serve our community. Turning our neighborhoods into commercial districts is not good for any community.

Thank you for your consideration on this critical issue for the future of Leavenworth.

Susan and John Butruille

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STRs in residential neighborhoods
Date: Monday, June 15, 2020 8:44:29 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Robert Ward <ajdiggins@hotmail.com>
Sent: Sunday, June 14, 2020 10:48 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Subject: STRs in residential neighborhoods

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

We have lived and raised our children in unincorporated Chelan County near Leavenworth and have experienced first-hand the degradation of our Dempsey Road neighborhood, as well as many friends' neighborhoods, by the increase of Short Term Rentals. Specifically trash, traffic, noise, trespassing, loss of neighborhood character, etc. Since the STRs moved into the neighborhood, it is not uncommon for parties of 20 people to rent, or for there to be 10 cars come along with them. The parking often spills over onto Dempsey Road, as well as the parties. We now often see cigarette butts and beer bottles and cans left on the road, where prior to the STRs we would never see this. The noise from the 2 absentee owner STR's closest to us, which almost always rent to more than 10 people, can be heard at every house in the Dempsey Hill neighborhood.

We are writing to ask that the the county:

-Enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is

currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

- Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole)

- Tier 1 STRs must be included in density limits of 5%

- prohibit “grandfathering” of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses

- no transfer of permit upon sale of house, including sale of LLC

- if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs that exceed the 5% density limit.

Please act to help restore and preserve the rural residential character of our neighborhood in Chelan County.

Thank you,

Robert Ward and Vonda Bridges

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: STRs
Date: Monday, June 15, 2020 8:51:19 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: D and B Bell <dnbbell@hotmail.com>
Sent: Sunday, June 14, 2020 4:34 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STRs

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

In regards to STRs I certainly hope the county understands how harmful they are to a neighborhood. From personal experience I can say they ruin the family feel. To have multiple cars driving and parking on the small streets, to have loud noisy people interrupting the quietness just does not make for a pleasant environment. I understand that when a family or friends are gathering for a vacation they want to have a good time and do what they want. And I don't blame them...but it's not appropriate in a single family residential area. A bnb with an onsite owner would be doable. within reason. because someone would be there to control any situation. I have had to call the police because of out of control renters. Please please think about the impact STRs have on residential neighborhoods. There are far too many that need to be eliminated and the county needs to take more control.

Thank you for your time,

Roberta J Bell

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental (STR) code
Date: Monday, June 15, 2020 8:58:34 AM
Attachments: [image001.png](#)

Jim Brown

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From: maureen <maureen@nwi.net>
Sent: Saturday, June 13, 2020 6:40 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rental (STR) code

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Dear Director,

My late husband and I bought our home 10 years ago in the Ponderosa Estates, in the Plain area, and moved here full time from Kirkland, WA to be part of what was then, a close community with strong volunteerism.

In the intervening years, we have seen STR's grow with no apparent oversight.

The STR property owners do not contribute to our mission to be a "residential community". www.pcc.org. The Ponderosa has been in existence for close to 60 years and it has changed dramatically.

Although we have rules that govern everything from pool use, trail use, river access, speed limits, and quiet hours - we continually have issues with STR's in part because the owners are not on-site to manage them. Problems include speeding, swimming after hours, moving rocks and fishing in the river, letting dogs run loose, taking rec vehicles on trails, violating quiet hours with loud parties, and building fires during burn bans.

I do not want to see the neighborhood where I live continue to be used as someone's investment. I have friends who work in the area who can't find places to rent, or have been out bid on homes by these investors who have no stake in the community.

I want you to support the people who have chosen to live here and not outside investors by putting a stop to STR's and giving existing STR owners the option to lease their properties as full time rentals to people in our community.

The County's lack of code in this area, with no caps on the # of STR's encouraged the problem we are now facing. Grandfathering them in to any new code, is not supporting the people who work and live here.

Respectfully,

Maureen O'Dea-Mitchell
24201 Morgan St.
Leavenworth, WA 98826

Sent from my Verizon, Samsung Galaxy smartphone

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental Code Comments
Date: Monday, June 15, 2020 8:55:05 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: GregMary Steeber <gmsteeber@me.com>
Sent: Sunday, June 14, 2020 12:08 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rental Code Comments

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Chelan County Planning Commissioners

Thank you for your work on this issue. I would like to comment on Section 4 (Land Use Permits), specifically under subsection H. This section needs to state that the fire, water and septic requirements meet the needs of the expected number of occupants, including transient occupants, as a STR. Many of the STRs in Chelan County were built as single family residences and the permit system for their water and septic systems reflected that size. They are often then illegally, covertly and fraudulently converted to STRs with a much higher occupancy than the water and septic systems were designed for. This is one of the main causes of septic system failure which leads to groundwater contamination, potentially causing well water safety issues as well as pollution in our rivers and streams. This affects their neighbours and all the rest of us in Chelan County. In the same manner, fire safety rules change when the number of occupants increases and many of these STRs are allowing more people than what they were approved for. There needs to be strong and continuing enforcement of these regulations to protect the neighbourhoods, the STR guests and the environment.

Sincerely

Gregory Steeber

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental Comments
Date: Thursday, June 11, 2020 9:51:56 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Jennifer Yates <jennifer.e.yates@gmail.com>
Sent: Monday, June 8, 2020 12:12 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rental Comments

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

Good Afternoon Assistant Director Walter and Chelan County Commissioners,

I am writing to express my support for responsible operation of short term rentals and a permitting process with a nominal fee to track existing rentals. My husband and I manage a nightly rental for my husband's parents. They purchased the house with the intention of retiring here to be close to us and planned to rent it nightly until their retirement begins.

We follow the rules:

1. Their house is located in the county (outside the UGA and city limits).
2. All associated taxes are paid.
3. The neighbors have contact information for all of us with instructions to call at any hour if an issue arises.
4. My house is about a block away with a sight line to the deck of the rental house.
5. In our listing, we describe the neighborhood as quiet and forbid parties and large gatherings.

One of the main reasons I support responsible short term rentals is because of the financial benefits for my family and those we rent to on a short term basis. Unfortunately, the jobs that offer a livable wage and flexibility to care for one's children full-time are in short supply in our area. I know there are many other families in our valley that earn livable wages due to services they provide to short term rentals, such as, cleaning services, yard maintenance, property management, etc. The income I receive for managing my in-laws' short term rental allows me to stay home full-time with my children. In addition, the larger families we rent to are able to rent a whole house for much less than they would pay for multiple hotel rooms. Thus, making a trip to Leavenworth possible for families who might otherwise not be able to afford it.

I would also like to share my thoughts regarding some of the main concerns I have seen mentioned from my fellow community members below:

1. Noise- Shouldn't the typical noise ordinances be enough? If the owner or property manager does not manage their

guests, couldn't a noise complaint be verified by the Sheriff or Pacific Security and then be counted as a strike against that owners STR permit renewal? I believe a real-time verification is necessary for noise complaints because that would eliminate the he said/she said aspect that could take place later.

2. Neighborhood impacts- I agree that the amount of STRs in each geographical area should be limited to maintain a neighborhood feel, but I doubt houses sitting empty would contribute much to the neighborhood feel either. Also, in my opinion, a more specific mechanism than zip code should be used. Going by neighborhood would make more sense if the intent is to avoid saturation.

3. Strain on Septic/Water/etc.- I would like to point out that most STRs are not occupied for every night of the month, so it is likely that the usage of water, septic, etc. would average out to be equal to or less than what a family living full-time in the same place would use.

4. Lack of affordable housing- I'm not sure how much of an impact forbidding STRs would have on the housing crisis unless the smaller and more affordable houses were disallowed from being STRs (which I am not advocating for). I know the large houses that are used as STRs would be well outside my budget, and some would likely just sit empty with minimal use by the owners. Houses sitting empty wouldn't benefit anyone, especially the local families who earn livable wages from STRs.

5. If STRs were banned, those houses could be rented monthly- In our case, this would be unlikely because the monthly rent necessary to cover the costs of the house would be cost prohibitive for the majority of local employees looking to rent. Also, our extended family would not be able to visit and use the house if it was rented on a long-term basis.

6. Decrease in inventory for purchasing- couldn't this same argument be made for investment homes that are rented on a long-term basis?

In closing, when you make your decision please consider the families who are positively impacted by responsible short term rentals. A permitting process with a nominal fee to weed out the neglectful absentee owners and avoid saturation in particular areas would be more appropriate.

Thank you for your time and consideration.

Sincerely,
Jennifer Yates

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental Draft Code
Date: Monday, June 15, 2020 8:56:28 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Denise Harnly <denise@harnly.net>
Sent: Sunday, June 14, 2020 8:42 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rental Draft Code

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

Hello Chelan County Planning Commission: =

My husband and I would like to give our wholehearted support for the strengthening of the Draft Code and closing loopholes for the Short Term Rentals. Short Term Rentals are upending the very fabric of our community in Leavenworth. When home -owners become absentee landlords and rent out their homes without regard to safety , it is time to strengthen the policy.

Please adopt the following important points in the revised Short-Term Rental Codes for our County.

There are five sensible and important points with regard to Short-Term Rentals that we are asking the Commission to include in the STR policies:

- 1) Require owner presence o the site during all rentals for Tier 1 STR
- 2) Tier 1 STRs must be included in density limits of 5%;
- 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses;
- 4) no transfer of permit upon sale of house, including sale of LLC;
- 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs that exceed the 5% density limit. [KS1]

Thank you!

Denise and Tom Harnly
10160 Eagle Creek Road
Leavenworth, Wa 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental Draft comments
Date: Monday, June 15, 2020 8:45:04 AM
Attachments: [image001.png](#)

Jim Brown

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From: ffrench50@comcast.net <ffrench50@comcast.net>
Sent: Sunday, June 14, 2020 10:35 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: ffrench650@gmail.com
Subject: Short Term Rental Draft comments

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

Dear Sir/Madame,

Thank you for taking the time to read our arguments **against** STR Tier 2 and Tier 3.

My wife and I live on River Road near Plain, Washington. We are surrounded by three rentals, two of which are managed by the owners that live between two of their rentals. The third rental is owned by a family which resides in Seattle.

Our property is directly adjacent to the rental that is owned by the Seattle couple.

We have experienced all the issues from the rental owned by the absentee owners.

The following is a list of issues we have had over the past 5 years.

- August 2015, a fire was left smoldering on their property on the Wenatchee River. I called the property management company and sent them a picture. I then proceeded to put the fire out with water and stirring and more water. It was a hot August and the fire danger is very high at that time. The wind blows up and down the river which, if left smoldering would have spread.
- On July 2016, There was a party at the same rental. A travel trailer parked on our property to

join the party at the same house. I asked them to move it as we have trees we are trying to grow and I did not want them trampled.

- September 2016, our friends told us renters had pitched tents on our property. I called the VRBO manager and told them they cannot pitch tents on our property.
- May of 2017, we notice in the advertisement for same rental that they had used a picture advertising river access, which they do have, however they used a picture of our beach as their access. I asked them to take it down.
- August 2018, drunk renters were walking onto our property sitting and drinking. I asked them to leave as if they hurt themselves, we would be liable.
- September 2018, We went down to our beach and river access with our dog, a yellow Lab that likes people he was bit by a renters dog.
- June 2019, Renters were rummaging through our scrap wood on our property that was used to build our home. My GC foreman told them to contact me for the wood otherwise this is a construction area and they should leave. I brought them a box of scrap wood to burn in the outdoor fireplace.
- February 2020, Renters were on our property sledding near our well head. My dog went to see the people and got bit by their German Shepard. I told them to get off the property then told them their dog bit mine.
- March 2020, I was working in our house inside, trimming windows and doors. Two families from the rental were walking around the house. I saw them went outside and asked them if they knew this was private property. I told them I was the owner and they said ok and continued to walk around the property to River Road.
- June 12th and 13, 2020, Renters were playing loud music until 11:30pm.
- During mowing our property, I have picked up trash from the same rental that was left outside and the wind blew it onto our property and further south.

Needless to say, we will be installing a fence with field wire fence with the appropriate Private Property NO Trespassing signage quoting the RCW 9A.52.080.

The county needs to ENFORCE current zoning that prohibits absentee owners from renting in residential zones. We moved here to appreciate the beautiful area and the recreational opportunities the area offers. The upward trend of renter issues is disturbing to us. I did not contact the Sheriff he does not have the manpower to enforce these regulations as the above issues would be frivolous for a Sheriff Deputy to resolve. A separate code compliance officer would be highly recommended.

We are in favor of Tier 1 rentals because the owner lives next door, managing and maintaining his properties and rentals as is shown by the examples above. Grandfathering in the existing rentals would be unfair to existing Tier 1 landlord/owners and future Tier 1 follow-on owners that follow the rules.

As you can see from our experience, Tier 2 and Tier 3 STRs are an unacceptable alternative as the owners are not in the area. We have had no issues from the two rentals owned by the family in our neighborhood. I have their phone number and have never needed to call them about their renters. The difference is “night and day” between the rental owned by absentee owners and local owners

that live next door.

Thanks for your time and I hope that you will think hard about the long-lasting results of your decisions on the residents. Many of us in the area are retirees and this is the place we wish to continue to live. Please help us keep it livable.

Thanks again for your hard work in tackling these issues and developing a code and enforcement practices that will maintain a great place to live in Washington.

Sincerely,
Franklin and Julie French.
River Road, Leavenworth WA, 98826
253-255-8271

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rental Regulations
Date: Monday, June 15, 2020 9:04:55 AM
Attachments: [image001.png](#)

Jim Brown

Director

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316 Washington Street, Suite 301

Wenatchee, WA 98801

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Jim.Brown@co.chelan.wa.us



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From: Matthew Carlisle <carlislematthew@hotmail.com>
Sent: Monday, June 15, 2020 8:48 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: Stacey Hurd <staceyhurd@gmail.com>
Subject: Short Term Rental Regulations

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

Hello,

We are writing to express support for the introduction of short term rental regulations. We live in Plain adjacent to three rental properties and while they are *mostly* trouble-free, it is clear that short term rentals differ from long term rentals in their character and impact on the neighborhood. Their occasional use as a "party house" is the most concerning use that we would like the regulations to address, though we are also strongly in support of the limits on permits as proposed in order to maintain housing stock for those that wish to live here full time.

I'm sure you have heard a lot from lobbyists and residents that have a financial interest in maintaining the unregulated status quo. We hope that you are also hearing from other residents too, as we see a lot of frustrated people on Nextdoor as well as various Facebook

groups.

The issues:

-Noise. Mostly drunk partiers in the summer, screaming and shouting into the early morning hours. Though we are probably 100 yards from the properties, sound travels well out here and in the summer we need our windows open at night.

-Trespassing. We have no fences between our property and the 3 rentals. Vacasa has put a note in for the renters, and we have installed ropes too. It does seem to be helping but we're considering a more permanent fence as some guests just never seem to get the message. This is additional expense we are hoping to avoid.

-Garbage. Short term renters sometimes over fill the garbage bins (which are not secured against animals) and the property management company is sometimes not putting them out on Monday morning reliably. The net result is garbage on the road and blowing onto my property. We once had used diapers on our driveway that we had to clean up.

Comments on the regulations:

-Bedrooms. The limit of two guests per bedroom seems reasonable, but what's a bedroom? We don't see the definition anywhere. Can owners just state how many bedrooms they have? We would suggest the number of bedrooms could be defined as: the *lower* of the septic system bedroom capacity as documented by the as-built design with the health department (if on septic), and the number of "legal" bedrooms as defined by a standard relating to egress, closed area, closet, whatever makes sense. We see this standard in place when selling a house - why not when renting a house?

-24 hour support. We are in strong support of the provision for a 24 hour telephone number but we believe it should also a number that can be texted. Texting will allow for better documentation of concerns and response for review afterward.

Thank you for your time and consideration and we appreciate the work you're doing in this area.

-Matthew Carlisle and Stacey Hurd
16975 River Road,
Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals (STRs)
Date: Monday, June 15, 2020 8:51:32 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Anna Milner <annabmilner@gmail.com>
Sent: Sunday, June 14, 2020 4:33 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals (STRs)

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

Dear County Commissioners:

I am a home owner on Dempsey Road in Leavenworth. I am writing to urge you to adopt strong regulations to protect residential neighborhoods from incursion of absentee-owner Short Term Rentals (STRs). I strongly feel that rural neighborhoods are NOT the place for such activity. The increase in traffic and the noise that vacationing groups of people bring with them does not fit with the peace and quiet of a rural neighborhood. I therefore implore you to enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. The way I understand it, only Bed

and Breakfasts are permitted, and owner must be on site.

Do what is right. Help preserve our rural peace and quiet. Say no to STR's in residential neighborhoods: no new ones and none grandfathered in.

Sincerely,
Anna Milner

171 Dempsey Rd.
Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals - Chelan County
Date: Monday, June 15, 2020 8:50:36 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Gary Schuster <garymschuster@yahoo.com>
Sent: Sunday, June 14, 2020 7:15 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals - Chelan County

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To Chelan County Planning and Commissioners:

Restrictions for short term rentals were at one time put into place for good reasons. Those reasons are as valid now as they were then, and if anything need to be strengthened, enforced, and loop holes closed.

My concerns are multiple, but mainly revolve around residential quality and the conservation of affordable housing within our County and cities. Listed below are the criteria I feel important to be included in your Draft Short Term Rental Code to insure that these two concerns are addressed. I was initially intending to list separate criteria for each concern, but found them to be inextricably entwined.

Maintaining residential quality & Conservation of affordable housing:

- Allow only STR's in Residential areas that have owners onsite whenever rented.
- Occupancy limit of 10 people including children.

- Achieve density limits of 5% for total of all STR's facilitated by:

Precluding the transfer of STR permits upon sale of the Dwelling.

Moratorium on single family house building permits for new STR construction.

No Grandfathering of existing illegal absentee-owner STR's, with a sunset of 2-3 years for existing STR's of this type.

Creation of a Mechanism for ongoing Enforcement of Zoning regulations.

No STR's allowed as a result of new purchases of homes by absentee owners.

Thank you for your attention.

Gary Schuster
16399 North Shore Dr.
509 763 1502

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals are not for Lake Wenatchee
Date: Monday, June 15, 2020 8:50:58 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: Erin Colwell <erinlyncolwell@hotmail.com>
Sent: Sunday, June 14, 2020 5:23 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals are not for Lake Wenatchee

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

Dear commissioners:

I respectfully request that the requirements listed below be approved for all short term rentals in the greater Leavenworth area, that include Lake Wenatchee. My husband and I have owned our home on North Shore Drive since 1987 and now live here full time. We have problems with short term renters coming down with their chairs and set themselves up on our property. It can be scary when people show up who we do not know and then try to argue about it. I also worry about their careless use of outdoor fire pits. As you know fires are a constant threat.

We are not totally against Short term rentals. We have often rented AirBnBs when we travel, but we choose only Properties where the owner lives onsite. We have found it improves the safety and quality of the rental. This is a safe, friendly community and we want to keep it that way. Here is what I would like to urge you to approve. Thank you in advance.

- 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole);
- 2) Tier 1 STRs must be included in density limits of 5%;
- 3) prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses;
- 4) no transfer of permit upon sale of house, including sale of LLC;
- 5) if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs

that exceed the 5% density limit. [\[KS1\]](#)

Sent from my iPad

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals in Chelan County
Date: Monday, June 15, 2020 8:58:54 AM
Attachments: [image001.png](#)

Jim Brown

Director

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From: MC Bach <mcbach@hotmail.com>
Sent: Saturday, June 13, 2020 6:37 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals in Chelan County

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

To the CD Director, Chelan County

I live on a private road, a mile off of East Leavenworth.

We moved here not just for the peace, quiet and wilderness - but for the feel of the community.

We are involved with our community through volunteer work with both the hospital and fire department and attend one of the local churches.

Leavenworth provides a great deal of temporary housing for visitors through the traditional hotels, motels and inns; as well as the camp sites and motor home areas available. Temporary rentals take away from those local businesses. It also ruins the flavor of the area by having more and more homes turn into what in essence are unsupervised "frat houses". There has only been one property on our street that has generated calls to the police. It's been over 15 times for disturbances of noise and unruliness; and of course it is the only property doing temporary rentals. It causes concern for our safety; our neighbors safety, all of our properties and our quality of life. This trend of temporary rentals becoming a larger percentage of the

neighborhood may soon be too far gone to turn back if something isn't done now. We are a community that supports quality over quantity and community over cash. This was proven when the Chamber of Commerce revamped the Oktoberfest to be more family oriented, and less drunken college weekend. There was still enough activity for a robust economy without all the downside of disrespectful visitors. We have seen other areas over-develop and change forever, and not for the better. Please have the courage to say NO to the temporary housing business; and YES to Leavenworth retaining the charm and community that took so many years to build up.

Mary Catherine Grienauer-Bach

Cell: 415.265.7035

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals
Date: Monday, June 15, 2020 8:52:05 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Fred Carani <fredcarani@yahoo.com>
Sent: Sunday, June 14, 2020 3:54 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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

Hello,

I am writing to encourage the protection of our rural residential areas from commercial vacation rentals. We have seen too many single family residences bought by investors and turned into vacation rentals. This trend must be stopped to preserve dwellings for those who live and work here. I would like to see the County Code strengthened to protect existing homes from commercialization or we will lose our communities to those only interested in making a profit at our expense. It's important that the County give preference to residents over business interests in rural residential areas. Thank you,

Fred Carani
11220 Clark Canyon Rd
Leavenworth, WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals
Date: Monday, June 15, 2020 8:58:23 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: Jerry Becker <beckerjl@comcast.net>
Sent: Saturday, June 13, 2020 8:54 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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To our County Officials and concerned parties:

We are property owners in Chelan County at Lake Wenatchee. For the 18 years we have owned our home, we have not rented out our property and keep it for personal use only. We have noted a slow but **steady degradation** in our "North Shore Drive Neighborhood" over the past few years as more and more cabins are posted as vacation rentals and available for part-time usage by non residents.

We would like to specifically mention a few of the situations we have noted over the past year that highlight the need for elimination, or **strict regulation** and control of these rental facilities.

1. Non-local cars driving at higher than safe speeds up and down North Shore Drive. Increased traffic flow with children and pets present.
2. Gatherings of large groups of vehicles at specific rentals with loud crowds of people present. Loud music both on land and on the water from boats.
3. Bonfires lit during burn ban periods with sparks flying up into the trees above the fire location.
4. Increased amounts of litter and trash thrown out along the side of the road on North Shore

Drive

5. After many weekends, trash cans and bins left out on the road in front of rental cabins with wild animals foraging and spreading garbage and food scraps along the road and into the undergrowth.
6. Off leash dogs from rental cabins intimidating walkers and other pets under their owners' control.

Please take these specific observations into account when drafting your rules and regulations regarding short term rentals in Chelan County. For those of us who reside in these mountains and appreciate their peace and beauty, we understand that short term rentals may provide short term gain for the rental property owners, but degrade the quality of life and beauty of the area for those of us who reside here on a more permanent basis. **County government has to do the right thing and provide sanctity and preservation of our total environment for future generations, and the quality of life of those who have already made that choice to be here.**

Part-time renters do not have any vested interest in our local environment and are only here for their own enjoyment and pleasure. Many times they will treat our environment with **impunity** and leave our community more worn, environmentally altered and polluted, crowded and noisy. **It's all about the money and if we really understand the motivation of that fact, the moral equivalent of integrity mandates that strong controls be instigated to regulate or eliminate destructive rentals in our County. Stand up for what you would expect in your own neighborhood or next door to your own personal residence. This situation in Chelan County requires responsible, incisive leadership and you have the opportunity to be that truly responsible legislator here. Understand that you are being influenced by lobbyists that have no agenda except to maintain the profitability of their clients to the detriment of local residents. Follow the money and recognize what is really going on here. Support the citizens that voted for you in past elections. They deserve your support and action on their behalf. Don't cave in to outside influencers. Listen to RUN and follow the existing laws of our county.**

Thank you for your consideration and action for the betterment of our County.

Gerald and Valaree Becker
17381 North Shore Drive
Lake Wenatchee
Leavenworth, Washington 98826
2066183520

Sent from [Mail](#) for Windows 10

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals
Date: Monday, June 15, 2020 8:59:11 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Mimi Reid <mimi@2reids.com>
Sent: Saturday, June 13, 2020 5:57 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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

Hello,

We are 16 yr owners on Lake Wenatchee's north shore. We are very concerned about the short term rentals that are inundating our area. Our neighborhood is just not the same. Cars speed down north shore drive, there are loud parties going well into the night, several are not following fire restrictions and garbage is overflowing into the street and not bear protected.

We ask that we develop more strict guidelines and more oversight into these home rentals so not to put others in danger or disrupt life for residents.

Please consider the recommendations by RUN to help make this situation more cohesive.

Thank you,

Mimi and Andy Reid
177851 North Shore Drive
Leavenworth, WA

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short Term Rentals
Date: Monday, June 15, 2020 8:45:18 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Janet Huntley <the2huntleys@gmail.com>
Sent: Sunday, June 14, 2020 10:25 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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

Janet Reed Huntley
2845 45th Ave. SE
Olympia, WA 98501
June 14, 2020

To whom it may concern,

I am writing regarding the issue of Short Term Rentals in areas designated for single family homes and cabins. My brother, Sam Reed, and I are the owners of a lake cabin on Lake Wenatchee. Our grandfather bought our cabin in 1920 and he once told Sam that his dream is for the cabin, which is a log cabin with a screened sleeping porch, to stay in the family for generations to enjoy. Sam and I are carrying on our Grandpa's dream with our children and grandchildren (who are the 6th generation up there...Grandpa's parents enjoyed it, too). Our great-uncle bought 2 lots next to our grandfather's at the same time and built a cabin on one of the lots. Grandpa gifted his second lot to his oldest daughter who had five children. Sam and I grew up with three cabins of 5 generations of family whom we enjoyed and loved with all our hearts. Sam and his generation played with kids from

cabins nearby. It was like living in a neighborhood. Everyone knew everyone else. Sadly, the other two cabins in our family have been sold. (They now deeply regret it.) Sam and I have carried on the "Lake Wenatchee Family Traditions" with our children who LOVE it up there as much as we do, and we are doing the same with our grandchildren who also LOVE Lake "Anatchee", as my 3-year-old granddaughter says. We enjoy our neighbors who have built cabins on the other (family) lots. It is still a neighborhood feeling here and it should stay that way! That's the point I want to make to you. I was astounded and upset to hear from a neighbor who also still has her family's cabin with a screened sleeping porch, that The Omnia Mtn. Lodge was built on the Hwy. above us! The neighbor says that when it was being built, she questioned those building the huge structure because of the single family home regulation. They said it was for a single family. But now we find that it isn't. She also told my brother that a wedding was held there and they celebrated so loudly late into the night that it made sleep impossible until they stopped. This is a neighborhood of families who like to come up to their cabin to enjoy the beauty and peace that Lake Wenatchee has to offer. To me, this is a sacred place. My mother's ashes are out in the lake. I go out on our dock and talk with her every time I am up there. My children know that that is where I want to be when the time comes. Please understand. We single family property owners do not want our beauty and peace invaded by people who rent a house to party. Boat noise and people playing during the day are fine, but not loud partying at night. That is not what Lake Wenatchee is about. Please respect us and respect the Single Family Home regulation. I would also like a Noise Ordinance written up for Short Term Rentals that are already built. They should be in the house with all doors and windows shut by 10:00PM in respect for the fact they are guests in a neighborhood of single family homes/cabins...some with children trying to sleep on a screened sleeping porch just like their great-great-grandparents did.

Thank you,

Janet Reed Huntley

Cabin address:

N. 18135 North Shore Dr.

Leavenworth, WA 98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rental properties
Date: Monday, June 15, 2020 8:43:32 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Candace <candace@37cellars.com>
Sent: Sunday, June 14, 2020 11:49 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Cc: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; ChelanCountyCommissioners@co.chelan.wa.us
Subject: Short term rental properties

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

I am respectfully writing you once again to ask that you restore our county's quality of life, first, by following the law and not allowing Short Term Rentals within Residential zones, and then by actually requiring our Chelan County Sheriff to obey the enforcement of these laws. I have been told by two different Deputies, on different occasions, that Sheriff Brian Burnett has instructed them to NOT enforce any rules with regard to nightly rental activity. I assumed that the Chelan County Sheriff was actually dictated by law to enforce all of the laws in our county, regardless of his own personal affiliations and allegiances.

Beside the fact that having an absentee owner renting their entire house for raucous parties with screaming guests, loud music containing a bass loud enough that it actually vibrates my double pane windows inside my own home, we also are extremely concerned about enormous safety hazards in connection to these rentals. For instance, what are we to do about the ground water contamination from the STR's failing septic system. I live at the near top of a winding, extremely steep mountain road. Within the past few years many full time residents have had increasing water pressure problems, due I'm sure in no small part to having at times 10 to 50 people squeezed into a pool party at a house with a well and septic system intended for 6. How are we to mitigate not having available water for our own homes, because of overburdening of our aquifer?

Of paramount concern is the huge and realistic danger of fire caused by people occupying this property on a short term basis with no vested interest in our town or neighborhood, let alone the houses surrounding them. As the vast majority of these nightly renters are from the "wet" side of the state and are fully comfortable tossing lit cigarettes off the deck or out their car window while driving up our very steep hill they don't even think of the fact that they are risking starting a forest fire that could destroy every home in our neighborhood. And worse, as we are on a 2 mile long steep mountain road with one way in and one way out, the residents could easily be trapped up here in the event of a fire. The fire district has stated in the past that it is very possible that they could not respond to a fire on much of our road because of their equipment getting blocked in by fire. We do not need to add dozens of nightly renters at these large party houses with no owner present to an already dangerous situation.

In conclusion, the law is clear in that it does not allow nightly rentals in residential neighborhoods. We are sorely lacking in housing for our own workers in our town due to all the available rooms being rented on a daily basis to out of towners. It's time to put our own residents first again. There are now a plethora of hotel, motel and commercial rooms available for nightly rental. How about letting those honest and legal business owners in the hospitality industry tend to our visitors?

Thank you for your attention.

Sincerely,

Candace Egner
P.O. Box 520
Leavenworth, WA98826

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rental
Date: Monday, June 15, 2020 8:55:21 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Linda SARRATT <SARRATT01@msn.com>
Sent: Sunday, June 14, 2020 11:56 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short term rental

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

This type of business in our neighborhoods would drastically change the character of the neighborhood. My rural neighborhood on Eagle Creek Road in Leavenworth would no longer be a quiet country road but a business street. Not what I bought into. I am very much against this type of commerce in rural areas.

I hope the county keeps short term rentals in the commercial zones.

Sincerely, Linda Sarratt

10897 Eagle Creek Road

Leavenworth, WA 98826

Sent from [Mail](#) for Windows 10

From: [Bob Bugert](#)
To: [Jim Brown](#); [RJ Lott](#)
Subject: FW: Short term rentals in 98826
Date: Tuesday, June 9, 2020 11:42:02 AM

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

From: Bob Bugert
Sent: Tuesday, June 9, 2020 11:41 AM
To: 'D Sauntry' <sauntry@hotmail.com>
Subject: RE: Short term rentals in 98826

David—
Thank you for email. Your comments will be included in the public record, and in our deliberations.
Best regards,

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

From: D Sauntry <sauntry@hotmail.com>
Sent: Tuesday, June 9, 2020 10:48 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Short term rentals in 98826

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

Hi Bob

I am writing to you today as a landowner in 98826. My wife and I plan on retiring there as our primary residence in a few short years. When we bought our property, we were looking forward to a tight knit residential community. Instead we watch these neighborhoods transform into commercial areas as existing zoning requirements are ignored and not enforced.

My understanding is that these short-term rentals are operating commercial businesses in residentially-zoned areas. They are frequent nuisances to neighbors. Please enforce the existing

zoning code and shut down these illegal commercial establishments. They do not belong in residentially zoned areas.

Thanks for your consideration

David Sauntry

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rentals in Chelan County
Date: Monday, June 15, 2020 8:55:57 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Tina Rieman <tinarieman@tumwater.net>
Sent: Sunday, June 14, 2020 9:51 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short term rentals in Chelan County

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

To Whom It May Concern,

On Dempsey Hill in Leavenworth, the “absentee owner” short term rental situation has negatively impacted the neighborhood. We have no concerns with owner on-site nightly rentals. These create no problems. But when owners are absent, rental properties such as the Red Roof Lodge (advertised on their website as a Resort, and available for weddings and other large groups) is an unimaginable impact on our quiet residential neighborhood. The absentee owner’s house next door to us had 8 cars parked in the driveway this weekend.

Please consider the points below when adjusting the Short Term Rental Code for Chelan/Douglas Counties:

- 1) Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole).
- 2) Tier 1 STRs must be included in density limits of 5%.
- 3) Prohibit “grandfathering” of all existing absentee-owner (Tier 2, 3) houses in zones where

STRs are more than 5% of houses.

4) No transfer of permit upon sale of house, including sale of LLC.

5) If any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year mechanism to sunset all absentee-owner STRs that exceed the 5% density limit.

Thank you,

Tina & Dick Rieman

447 Dempsey Road

Leavenworth

509 669-6086

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rentals
Date: Monday, June 15, 2020 8:55:38 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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Jim.Brown@co.chelan.wa.us



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From: jjanssen73@ymail.com <jjanssen73@ymail.com>
Sent: Sunday, June 14, 2020 10:02 AM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short term rentals

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

I live in a Leavenworth UGA on E Leavenworth Rd and have experienced first-hand the detriment that Short Term Rentals have on our neighborhood. Over the years my family has dealt with sewage flowing on to our property from overburdened STR septic systems and the neighborhood being disturbed time and time again with loud amplified music and partying from these illegal STR's.

I ask the County to:

- Enforce the current zoning that prohibits absentee owner STRs in residential zones.
- Do not "grandfather" all existing rentals. Grandfathering absentee-owner STRs is not fair to those who followed the rules, including long-term renters, homeowners, and B&B's with owner on site.
- Do not allow absentee owner STRs in Urban Growth Areas. This prohibition on absentee owner STRs in the Leavenworth UGAs is already the law I hope it will continue.

-Please follow the Berk Report recommendations including limiting short-term rentals, requiring occupancy of a property for a period of time prior to being offered for short-term rental and other “best practices” for limiting density and preserving neighborhood character.

Don't ignore the Chelan County Comprehensive Plan's zoning goal of segregating incompatible uses. Protect residential neighborhoods from impacts associated with incompatible land uses. Preserve quality of life for the County residents. Short term rentals are incompatible with residential neighborhoods.

Thank you for your time,

Jeff Janssen

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Short term rentals
Date: Monday, June 15, 2020 8:49:35 AM
Attachments: [rental statement 3.docx](#)
[image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Dave and Arlene Lowrie <ogopogo22@gmail.com>
Sent: Sunday, June 14, 2020 7:59 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short term rentals

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

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: Short-Term Rentals Regulation; Chelan County Residential Zones
Date: Monday, June 15, 2020 8:38:41 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Bob Bugert
Sent: Saturday, June 13, 2020 8:58 PM
To: George Wilson <gwwilson@nwi.net>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: RE: Short-Term Rentals Regulation; Chelan County Residential Zones

Thank you George and Patricia. Your comments will be included in the public record, and in our deliberations.

Best regards,

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: George Wilson <gwwilson@nwi.net>
Sent: Saturday, June 13, 2020 6:29 PM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Short-Term Rentals Regulation; Chelan County Residential Zones

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

Please review the following submissions by Patricia Baranouskas who was unable to send them directly to you:

From: Patricia Baranouskas <patriciabarounskas@gmail.com>
Subject: Fwd: Short-Term Rentals Regulation; Chelan County Residential Zones
Date: June 13, 2020 at 5:53:34 PM PDT
To: CD.Director@co.chelan.us.wa

Begin forwarded message:

From: Patricia Baranouskas
<patriciabarounskas@gmail.com>
Subject: Short-Term Rentals Regulation; Chelan County Residential Zones
Date: June 11, 2020 at 5:37:06 PM PDT
To: bob.bugart@co.chelan.wa.us,
doug.england@co.chelan.wa.us,
kevin.overbay@co.chelan.wa.us
Cc: CDPlanning@co.chelan.wa.us

Dear Commissioners Bugart, England, and Overbay,

Thank you for reviewing the Short-Term Rental (STR) Code for improving regulations in Chelan County. This is a complex but important issue for our community and we appreciate your efforts.

We are long time residents of Chelan County and are very concerned at the increasing number of STR's in Chiwawa River Pines Community, near Plain, and surrounding residential neighborhoods. We believe that these are commercial operations in residential zones (absentee-owner homes) and have never been legal under existing code, and therefore should not be legitimized. Furthermore, commercial zones already exist to accommodate transient lodgers and large group events in Leavenworth, Plain, and greater Lake Wenatchee Recreation areas.

We purchased our home in 1997 and became full-time residents in 2011. Our dream was to retire in this beautiful setting for many years. We have wonderful friends throughout the Lake Wenatchee area and enjoy working together through volunteer organizations such as the fire department and local hospital. In

the last five years our neighborhood has changed considerably with the influx of STR's with absentee owners.

With the significant increase in STR's we are facing challenges like none before and wonder if we can stay in what used to be a quiet and beautiful community with caring neighbors. Friends have moved away specifically due to STR's nearby causing problems. Also, local adults and working families cannot find long-term rentals or afford purchasing a home due to rising property values due partially to the STR growth. Most of our young families are all but gone.

Even though absentee owner STR's in residential zones are illegal under current code, the number of STR homes continue to skyrocket and exist because the county has not clarified the code, thereby making it impossible for the county to enforce. Consequently, more and more homes in residential zones are being purchased solely for commercial use.

Since you are exploring revision of the county code, please seriously consider that allowing STR's with absentee owners to operate in residential communities will be difficult, if not impossible, to regulate or enforce in rural communities. We understand you are proposing a 3-Tier system for STR's. A clear, unambiguous code will be easier to communicate to all parties as well as regulate. Therefore, we are in favor of revising the STR Code to reflect the following:

- **MOST CRITICALLY, allow Tier 1 only, with owner/s living on-site in residential zones, without any absentee owner days allowed; i.e, owner must be full-time resident.**
- **Tiers 2 and 3, with absentee owners, are for commercial zones, not residential zones. Also, if a Tier 2 or 3 owner/s want to rent his/her property in a residential zone, it must be a long-term rental.**
- **Short Term Rentals (STR's) permits are not transferable upon sale or transfer of home or LLC.**
- **There is no "Grandfathering" or legalization of existing STR's, with absentee owners, in residential zones. Everyone must apply for a new permit on equal footing, and permit would only be valid for long-term rentals.**

If Chelan County Code is legitimized to continue to allow commercial whole house STR's (with absentee owner/s) in residential areas, it is sad to say that our unique and special community as we know it will never be the same.

The community we enjoyed for many years with good, caring, and community conscious neighbors will be negatively impacted and eventually diminish.

In closing, we are in favor of proposed Tier 1 because the only kind of Short Term Rental that is acceptable in residential zoning is an owner-occupied property, with no exceptions. This is consistent with existing County Regulations and would only require minimal clarification and keep STR guidelines from being overly complicated.

Thank you for considering our perspective when revising the existing Chelan County Short-Term Rental code in residential communities.

Sincerely,

Patricia F. Baranouskas

**Thomas J. Baranouskas
2219 Riffle Drive
Leavenworth, WA 98826**

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Submit into Record for STR Public Hearing
Date: Monday, June 15, 2020 8:53:03 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Angela Sucich <angelasucich@gmail.com>
Sent: Sunday, June 14, 2020 1:57 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; info@straccwa.org
Subject: Submit into Record for STR Public Hearing

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

Dear Planning Commission,

It's come to my attention that you are endeavoring to pass new legislation on short term rentals this year without allowing for equitable access for people to have their voices heard in a public, in-person forum. If you are truly committed to a fair hearing of what the people you serve want for their future, it's only right to wait until it's safe for the public to fully participate in the process. (Zoom meetings are no substitute, as many people do not have access or fair representation through that platform.)

In advance of that day, I wanted to share my story with you, and I hope you'll hear it: Four years ago, my husband and I bought a short-term rental property in Chelan County outside of Leavenworth as an investment in our future. What we purchased was 100% a short-term rental/vacation home with plenty of room, infrastructure, and septic facilities to host more than the 10 guests the new legislation is intending as a cap. The property had been an STR for many years, and it was sold to us as such. Not only would the new STR-limiting legislation rob us of our significant financial investment in this property as an STR, it would also hurt our family's ability to support itself, as it's our main source of income—and our ability to pay property taxes on it depends on us being able to

rent it for a certain amount, which often necessitates more than 10 guests.

My husband and I currently live on the same property as our STR in a separate home, so we are there and are careful about managing STR noise, garbage, and parking. It seems to me that any problems a few vocal residents in Chelan County may have regarding STRs could be addressed not by new legislation, but by actually enforcing the existing codes regarding issues like noise, parking, etc. I understand why negatively-impacted neighbors in the County are upset by the County's failure to enforce existing nuisance ordinances, but that failure to enforce is now being leveraged in a divisive way to categorically target STR owners. I personally support the enforcement of current codes and want funds from our current taxes to be put toward it, rather than expanding STR regulations that add great financial and logistical burdens to the community and families like ours.

My husband and I are about a month away from welcoming our new daughter into the world. We want to ensure the economic stability and the health of our family, which your new STR legislation is threatening. Our STR not only provides for us, but also for Chelan County through the lodging tax. Moreover, it offers a quiet, nurturing retreat for families and friends to gather in a natural environment. We support the community, we support the tourism that supports the community, and we support the other families that rely on STRs for their income and livelihood. Please do not ignore our needs or rights at a time that is already hard on everyone.

Thank you,

-Angela Sucich

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: Very Concerned about Short Term Rentals in Chelan County
Date: Monday, June 15, 2020 8:49:25 AM
Attachments: [image001.png](#)

Jim Brown

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From: Lauren and Judy Pflugrath <pflugrath@me.com>
Sent: Sunday, June 14, 2020 8:04 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Very Concerned about Short Term Rentals in Chelan County

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

I Support the Residents United for Neighbors

I find the fact that over 12% of the total dwellings in the unincorporated 98826 zip code are Short Term Rentals (STR) is serious. The high number of STR has caused several issues in the community. The total should be 5% or less including Tier 1 rentals.

Many of the employment opportunities in the Leavenworth area are in the service industry and low income. With the recent increase in STRs over the last 5 year it has become increasingly difficult for residents with low income to obtain housing. STRs must be limited to maintain affordable housing.

We need to increase the availability of long-term rental housing in Chelan County not decrease it.

The Draft Code must be strengthened to close loopholes that would "grandfather" all existing absentee owner of STRs. The current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart needs enforcement. Only Bed & Breakfasts are permitted, and owner must be on site.

Many of the issues related to absentee owners are related to safety. If garbage is not properly managed, it **attracts bears** that increasingly interact with humans. It is quite common to find that bears have spread garbage all over the road because the STR occupant did not properly handle garbage. In 2010 Improper garbage handling resulted in a very serious bear attack at Lake

Wenatchee.

Quite often we find that **occupants at STR don't understand the risk of fire**. In 2013 a fire was ignited ¼ of a mile from our home. Three other residences were burnt to the ground, our home suffered over \$100,000 in damages. At the time the fire was set, the County had implemented a burn ban and there were gusts of wind over 26mph. In the summer we quite often must we must remind STR occupants about the fire danger and in some cases notify the fire department to talk to them. When an owner is absentee, it creates numerable serious issues for the community.

My hope is that the Planning Commission and Board of County Commissioners will consider the needs of the entire community instead of just a few property owners.

Sincerely,

Lauren Pflugrath

17389 N Shore Dr.

Leavenworth, WA 98826

pflugrath@me.com

206 399 0258

From: [CD Director](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: [CD Planning]Comments on Regulation of STR"s
Date: Wednesday, June 10, 2020 4:11:25 PM
Attachments: [image001.png](#)

Jim Brown

Director

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From: Alan Hunt <a_f_hunt@hotmail.com>
Sent: Wednesday, June 10, 2020 10:44 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>;
CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: [CD Planning]Comments on Regulation of STR's

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Dear Commissioners,

I realize that Chelan County's efforts to regulate short term rentals have been subjected to pressures from opposing interests. In my comments, I am urging the County to consider that non-owner occupied short term rentals are illegal in residential zones and that they are commercial enterprises that should not be permitted in residential zones. The proposed regulations are inadequate to render them compatible with residential zones

Commercial enterprises, such as non-owner occupied short term rentals, are currently illegal and are often incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STRs instead of residential homes. Non-owner occupied STRs have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A community of neighbors. Transient tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the community are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal STRs.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. I have found that STR tenants are argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners' rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to ensure a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and public health regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.)

Even a 5% limit on the number of STRs in each of the subareas of the County will not reliably protect local neighborhoods from excessive concentration of STRs. For example, in the 98826 zip code, there is a likelihood of STRs to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise in this narrow valley, as it reflects off of the bordering hillsides. There are 3 non-owner STRs within 500 ft of my house. There is an enduring tension from the impacts of these properties in my neighborhood. There are also two owner-onsite STRs which are small and cause relatively few problems. But 5 STRs with 2 more in the pipeline on a .75 mile stretch of road is excessive.

As for specific comments on the regulation of the various Tiers of STRs:

- Tier 1 owners can be absent from their STR property for up to 30 days. It is

unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.

- Tier 3 STRs, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are permitted in residential zones. These STRs thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STRs. They absolutely do not belong in residential zones.

Permitting the existence of commercial non-owner occupied STRs in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. It is destructive of the residential quality of life in Chelan County. The residents of this county should not have their neighborhoods become war zones. Residents should not have to be calling the sheriff every weekend because of the noisy disruption by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. In general, calling the Sheriff is a waste of time anyway because there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds year-round rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open to door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Alan Hunt

510 Dempsey Road

Leavenworth, WA 98826

Alan

From: [Jim Brown](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Comments on Regulation of STR"s
Date: Wednesday, June 10, 2020 10:51:13 AM
Attachments: [image001.png](#)

Jim Brown

Director

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Jim.Brown@co.chelan.wa.us



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From: Alan Hunt <a_f_hunt@hotmail.com>
Sent: Wednesday, June 10, 2020 10:44 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>;
CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: [CD Planning]Comments on Regulation of STR's

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Dear Commissioners,

I realize that Chelan County's efforts to regulate short term rentals have been subjected to pressures from opposing interests. In my comments, I am urging the County to consider that non-owner occupied short term rentals are illegal in residential zones and that they are commercial enterprises that should not be permitted in residential zones. The proposed regulations are inadequate to render them compatible with residential zones

Commercial enterprises, such as non-owner occupied short term rentals, are currently illegal and are often incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STRs instead of residential homes. Non-owner occupied STRs have the potential to obliterate some residential communities by destroying the attractions of living in them.

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Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. I have found that STR tenants are argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners' rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to ensure a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and public health regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.)

Even a 5% limit on the number of STRs in each of the subareas of the County will not reliably protect local neighborhoods from excessive concentration of STRs. For example, in the 98826 zip code, there is a likelihood of STRs to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise in this narrow valley, as it reflects off of the bordering hillsides. There are 3 non-owner STRs within 500 ft of my house. There is an enduring tension from the impacts of these properties in my neighborhood. There are also two owner-onsite STRs which are small and cause relatively few problems. But 5 STRs with 2 more in the pipeline on a .75 mile stretch of road is excessive.

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should always be present during rentals. They can use the slow season to shut down for personal needs.

- Tier 3 STRs, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are permitted in residential zones. These STRs thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STRs. They absolutely do not belong in residential zones.

Permitting the existence of commercial non-owner occupied STRs in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. It is destructive of the residential quality of life in Chelan County. The residents of this county should not have their neighborhoods become war zones. Residents should not have to be calling the sheriff every weekend because of the noisy disruption by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. In general, calling the Sheriff is a waste of time anyway because there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds year-round rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open the door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Alan Hunt

510 Dempsey Road

Leavenworth, WA 98826

Alan

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Negative effects of Short term rentals on residents
Date: Monday, June 15, 2020 8:48:57 AM
Attachments: [ShortTermRentalsChelanCo.pdf](#)
[image001.png](#)

Jim Brown

Director

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From: Sarah Piestrup, EAMP, ARNP <sarah@cascadewellness.com>
Sent: Sunday, June 14, 2020 8:05 PM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Cc: Doug England <Doug.England@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: [CD Planning]Negative effects of Short term rentals on residents

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

See attached letter

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]STR rregulations
Date: Monday, June 15, 2020 8:59:42 AM
Attachments: [image001.png](#)

Jim Brown

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From: David Morgan <davidmorgan29@hotmail.com>

Sent: Saturday, June 13, 2020 9:05 AM

To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CD Director <CD.Director@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>

Subject: [CD Planning]STR rregulations

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Dear Commissioners,

I am a member of Friends of Leavenworth, a non-profit organization that works to preserve the quality of life and environment in Leavenworth and its surrounding area. We have reviewed the regulations of Short Term Rental properties as proposed by Chelan County. In our comments, we urge the County to consider that nonowner occupied short term rentals are illegal in residential zones; they are commercial enterprises that should not be permitted in rural residential zones. We find that the proposed regulations are inadequate to render them compatible with residential zones. STR's that are not the owner's primary residence and are operated with no owner on site are very often the cause of conflict with year round residents of Chelan County's residential zones.

Commercial enterprises, often owned by corporations, are generally incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STR's instead of residential homes. Nonowner occupied STR's have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones historically have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A sense of community with their neighbors. Short term tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the neighborhood are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal commercial STRs operated by absentee owners.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. An agent of the owner cannot objectively perform these functions due to conflict of interest and a lack of respect by tenants. And, it is not unfair to state that STR tenants are often argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to allow for a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and septic

system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
- Tier 3 STR's, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are to be permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

Permitting the existence of commercial nonowner occupied STR's in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. This state of affairs is destructive of the quality of life in the residential zones of Chelan County. Residents should not have to be calling or even thinking about calling the sheriff every weekend because of noisy disruptions by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. Additionally, even if the sheriff responds, there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds that of long term rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. There are 72 house or condo real estate listings currently in the 98826 zip

code. 50 are in areas where STR's are unrestricted. 40 of the 50 have marketing comments promoting them as potential STR'S. As you know from the Berk research group, we have added approximately 800 STR'S in the last 5 years. Additionally, many homes are converting to STR'S off the market and are unreported.

Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open to door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Thank you
David Morgan
Leavenworth

From: [Jim Brown](#)
To: [RJ Lott](#)
Cc: [CD Director](#)
Subject: FW: [CD Planning]STR rregulations
Date: Monday, June 15, 2020 8:37:37 AM
Attachments: [image001.png](#)

Jim Brown

Director

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system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
- Tier 3 STR's, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are to be permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

Permitting the existence of commercial nonowner occupied STR's in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. This state of affairs is destructive of the quality of life in the residential zones of Chelan County. Residents should not have to be calling or even thinking about calling the sheriff every weekend because of noisy disruptions by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. Additionally, even if the sheriff responds, there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds that of long term rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. There are 72 house or condo real estate listings currently in the 98826 zip

code. 50 are in areas where STR's are unrestricted. 40 of the 50 have marketing comments promoting them as potential STR'S. As you know from the Berk research group, we have added approximately 800 STR'S in the last 5 years. Additionally, many homes are converting to STR'S off the market and are unreported.

Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open to door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Thank you
David Morgan
Leavenworth

From: [Jim Brown](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]STRs
Date: Thursday, June 11, 2020 11:58:03 AM
Attachments: [str photo_n \(1\).pdf](#)
[image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Tracey Doherty <ttsvdoherty@gmail.com>
Sent: Thursday, June 11, 2020 10:55 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>;
CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: [CD Planning]STRs

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

Dear Commissioners:

I am writing to you to express my concern over the current lack of codes and code enforcement for short term rentals in Chelan County! My husband and I purchased our home on Ski Hill Drive in Leavenworth over five years ago. We have worked really hard for what we have and are proud of owning a home in such a desirable area of Leavenworth. We are currently considered in the Urban Growth Area and at times feel like we are in enforcement purgatory- with neither city nor county enforcement codes available for us to rely on for mitigation of problem rentals in our neighborhood.

Our specific issue is with our next door neighbor. Our area is not zoned for short term rentals and yet he is choosing to operate an illegal short term rental and really does not screen his guests carefully. The owner does not live on site and unfortunately has not been responsive to our complaints. We have had constant issues with noise, overflowing garbage in the street, and profane encounters with guests. We have two young daughters and unfortunately, our front porch faces

their backyard and our eldest daughter's room is parallel to much of the noise. She is routinely kept awake until 2am because of parties and we have had to call the Sheriff multiple times with noise complaints. Why should it be our responsibility to manage the activity of an illegal nightly rental?

Super bowl Sunday was a nightmare with over 15 people partying loudly and signing on a karaoke machine until 3am. Last year, during the week of the Leavenworth drive (the European car rally) there was yet again a large group of renters who chose to play music that was so laced with profanity that we wouldn't let our kids play outside. The week after that a bridal party rented the house and they showed up in a white van with penis's drawn all over it (see attached photo). I'm sure that is hilarious unless you live directly next to the constant debauchery. My kids have witnessed a ridiculous amount of public urination from our porch. Sadly, I could go on and on with more examples of behavior that is just not consistent with living in a family neighborhood.

All in all, we are not anti-short term rental as long as those rentals are regulated and located in the appropriate (non-residential) areas. There really needs to be a better process for code enforcement that ensures renters are being respectful of the area they are renting in. Or enables home owners to have some sort of recourse when someone is operating a short term rental where it isn't allowed. For example, if the commision had adopted codes that required a homeowner to be on site, I believe so much of our specific issues with noise and unruly behavior would be mitigated. Currently, we have no recourse!

Again, my husband and I have worked really hard for what we have. We love our home but on a consistent basis cannot enjoy it fully because of the issue of the short term rental next door. It feels extremely unfair to pay close to \$7500 a year in taxes to not have some sort of regulation and enforcement from the county that ensures our investment isn't so negatively impacted by an unlicensed rental. We specifically purchased our home in an area where nightly rentals were not allowed so we wouldn't have to deal with this very issue. As you proceed with developing the new regulations, I hope you take into account the concerns of the citizens whose lives and investments have been so negatively impacted by the lack of county codes and enforcement.

Thank you,

Todd and Tracey Doherty
10303 Ski Hill Drive
Leavenworth, WA 98826

From: [Jim Brown](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning]Short-term rentals
Date: Monday, June 15, 2020 9:06:23 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Mike Piroto <mikepirotto@gmail.com>
Sent: Sunday, June 14, 2020 6:11 PM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Subject: [CD Planning]Short-term rentals

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Director Brown and Planning Commission,

The Cougar Creek Fire threatened the Lake Wentachee/Plain Community, as well as other areas of Chelan County two years ago. There were two town hall informational meetings that were held in Plain. A total of seven different families approached me who were staying in nightly rentals at the time. Six families were from the west side and one family from Nevada. They were asking for information about evacuation stage level meanings, what the evacuation routes were, and where they could find more information if things got worse. Fortunately, there was time to answer their questions and provide them with the requested information in an attempt to lower their anxiety levels.

If the Cougar Creek Fire had acted more like the Camp Fire in Paradise CA, then things would have been much worse for these families, as well as for others in the area. These renters would not have known what to do, when to do it, and where to go if they would have had to evacuate at a moment's notice, and the results would have been more dire.

Lake Wenatchee Fire & Rescue would like to make the following recommendations when considering the nightly rental ordinance:

1. Provide easy access to a map of evacuation route(s) from the immediate neighborhood and major roads in the area leading to a State or US highway in the event of an evacuation.
2. Provide a written explanation of the three evacuation level warnings used by the Chelan County Sheriff's Department. Provide information if your local community has an evacuation siren, and what to do in the event it sounds.
3. Provide sources of information in the nightly rental where emergency information can be obtained such as Facebook pages, media sources and business phone numbers/websites for local emergency services.
4. Provide written information in the nightly rental as to when campfires are prohibited per County code.

We think these are sensible low-cost measures that can be easily instituted to address life/safety issues for nightly renters and their families. We would like to believe people on both sides of the rental ordinance issue think these ideas are reasonable.

Lake Wenatchee Fire & Rescue thank you for the work Chelan County has been doing on this topic for the last 20 months.

Sincerely,

Mike Pirotto
Firefighter/EMT
Ready, Set, Go! Coordinator
Lake Wenatchee Fire & Rescue

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: [CD Planning][Possible Spam] STR Objections in Leavenworth Area
Date: Monday, June 15, 2020 8:51:53 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

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From: Dean <deanvictor@hotmail.com>

Sent: Sunday, June 14, 2020 4:18 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>

Subject: [CD Planning][Possible Spam] STR Objections in Leavenworth Area

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

Dean Johnson
1326 Dempsey Rd
Leavenworth, WA 98826

June 14, 2020

Dear Administrators:

Testifying from awful STR neighborhood experience for twelve years on Dempsey Road, I very strongly request your support of control of STR's in residential zoned areas.

- * Is it already against the law for hotel/motel-like businesses to function in residential zones?
- * If so, how can "grandfathering" be permitted?
- * If not, at the very least, insist on owner occupied structures only for STR's to help control noise, traffic, garbage, trespass, etc.
- * What is the cost to County budgets for STR's? One summer we on Dempsey Road had to call

the sheriff twenty-six times re noise from one STR!

* If not, help control the adverse effects by limiting overnights per year of allowed STR rentals, such as twenty to thirty.

This is intentionally short and to the point so you have time to read it. Please consider the loss of the sense of home for us full time, invested residents who have been living for years in neighborhoods where subsequently STR's moved in.

Sincerely,
Dean Johnson

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: comments on STR
Date: Friday, June 12, 2020 2:59:03 PM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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From: Barb Kelly Ringel <barbkelly@live.com>
Sent: Friday, June 12, 2020 2:43 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: comments on STR

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

Commissioners:

I am writing to support keeping the areas in Chelan County as single family residential, as single family residential.

In light of economic desire of some to convert to short term rentals (STR) and commercial lodges in residential areas, I suggest

- on-site owner always present in home if having paying overnight guests. Keeps home *Residential*, and used by a county resident, and neighbor to others in area.
- limit the number of overnight guests staying or visiting homes taking in income to 10 people over age 6. Keeps home occupancy similar to what you have with a *Single Family*
- Limit the number and growth of single family homes that can be used for STRs
- Use fees and taxes to disincentivize using the homes as STR and to recoup some of the county expenses to oversee, and the additional property tax fees other pays due to

home price increases due to "value as STR/commercial property"

I am in support for the plan researched and developed by Residents United for Neighbors of Chelan County.

Personally, I divorced Jan 2020. I was able to keep the house, but at today's prices. Since 2017, 3 years ago, when we first thought about divorce, our house went up around 140%, or \$110,000. Thus costing me \$55,000 for this three year period. Much of this cost increase has been due to the increase of STRs. House values have "followed the money" of the potential for commercialization of our residential areas. I almost was not able to keep my house because of this. Property taxes have increased as a result as well. I work near my home and will be here until I retire, but then it remains to be seen. Property tax expenses are high. It is not comfortable to have tourists in our residential areas. When people used to ask how living in Leavenworth was, I said 'good,' the tourists use the downtown area and we have our residential areas to ourselves. This is no longer the case. STRs have become a worldwide issue, displacing residents in popular tourist areas. I do not use STRs in residential areas if at all possible, and am careful of how I select lodging when on vacation. We need housing and rentals for the residents who live and work here.

thank you for your consideration,
respectfully,
Barb Kelly
Leavenworth

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: nightly rentals code
Date: Monday, June 15, 2020 8:46:00 AM
Attachments: [image001.png](#)

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

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From: mark wall <contactwall@yahoo.com>
Sent: Sunday, June 14, 2020 10:00 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: nightly rentals code

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

How long must Chelan County residents wait for our local government to enforce existing laws. At public meetings and through direct correspondence with local citizens, the Commissioners are well aware of the problems of illegal nightly rentals in the County. Citizens complaints to Commissioners have been met with excuses such as,

- We don't really have any laws dealing with that.
- We didn't know the problem was that bad.
- Report it

My wife and I purchased our property after researching zoning and Chelan County Code. We had no idea that the County Commissioners would turn a blind eye to these illegal hotels/commercial businesses. Several years ago I met Chelan County Code enforcement officer Craig Davidson. He told me there was nothing he could do. Craig said he was very frustrated and angry because he was told by the County Commissioners to not enforce any laws pertaining to nightly rentals. He told me he was quitting his job and was going to look elsewhere. Being prevented from doing his job was too much for him.

Although this problem is rampant throughout the area, I will address the experiences of our Neighborhood Associations on and surrounding Dempsey Road and East Leavenworth Road.

Public records requests have shown us that the County is well aware of not only the violations of County codes, but also immediate safety and environmental hazards due to motels, hotels and businesses operating illegally. Examples in our neighborhood include such businesses as the Red Roof Lodge. These motels and events centers advertise such things as five bedrooms accommodating 16 people (often having more than 30 people visiting to party), corporate retreats and weddings.

Chelan County Heath District is aware that the Red Roof Lodge is listed in public records as a 3 bedroom with a septic system for designed for 3 bedroom. County officials have received reports of their overflowing septic system polluting the air and the ground water. Violations have been reported to Chelan County Community Development. Apparently they are unable to enforce existing zoning codes? Public records show many years of complaints to Chelan County Sheriff reporting noise and public safety issues.

Our neighborhood is Zoned Rural Residential 5. The primary purpose of zoning is to segregate uses that are incompatible. These businesses are not allowed in RR5. County and State law are clear on this matter. It is incomprehensible why the County Commissioners, who have a sworn duty to uphold the law, would actively seek to have the zoning laws not enforced by County employees. Some have surmised that maybe the Commissioners are appealing to their special interest groups such as the Realtors Association or other organizations.

We don't need to wait for the County to create new laws, the existing laws will suffice. Why is the County willing to put itself at liability, having **actual notice** of public health and safety hazards? The citizens of the community should not have to resort to litigation to compel our government officials to enforce the law. These commercial business are this bad when they are already illegal. They do not fear repercussions because they know that the County is not interested in residents quality of life or affordable housing in these neighborhoods. Its politics as usual in Chelan County. Common sense, existing law and ethics continue to be ignored

Mark Wall

WAC 458-20-166(3) Transient tenant defined. The term "transient tenant" as used in this rule means any guest, resident, or other occupant to whom lodging and other services are furnished under a license to use real property for less than one month, or less than thirty continuous days if the rental period does not begin on the first day of the month.

Chelan County Code

14.98.915 Guest inn.

"Guest inn" means a facility with one kitchen, a shared dining area, with not more than a total of six

lodging units, which are available within a single-family residence and/or cabin outbuildings providing short-term lodging for paying guests

11.93.170 Guest inns.

Guest inn operations with a total (main structure and cabin units) of six lodging units or less for rent shall meet the following criteria in addition to the general conditional use criteria:

(1) Guest inns shall meet all applicable health, fire safety and building codes. The facility shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.

(2) The guest inn shall be the principal residence of the owner/operator. Guest inn operations with a total (main structure and cabin units) of six lodging units or less for rent shall meet the following criteria in addition to the general conditional use criteria:

(1) Guest inns shall meet all applicable health, fire safety and building codes. The facility shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.

(2) The guest inn shall be the principal residence of the owner/operator.

11.93.195 Home-based businesses.

The following criteria and conditions shall apply:

(1) Not over fifty percent of the entire floor area of the residence is to be used for the home-based business.

From: [CD Director](#)
To: [RJ Lott](#)
Subject: FW: protecting residential neighborhoods
Date: Monday, June 15, 2020 8:51:07 AM

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Joan Frazee <joanfrazee@icloud.com>
Sent: Sunday, June 14, 2020 5:01 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: protecting residential neighborhoods

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

To whom it may concern:

As a resident of Leavenworth, I am very concerned about short term rentals turning residential neighborhoods into something other than residential. Absentee short term rentals are NOT desirable in community neighborhoods. Given that short term rentals are illegal in residential neighborhoods, it should be a no-brainer to keep this regulation active and on the books. In Leavenworth, it is illegal and the City is actively working on enforcement due to neighbor complaints. Certainly, this should be a county wide enforced regulation. Community residential neighborhoods in Chelan County such as Peshastin and Cashmere, should be protected from the degradation that accompanies short term rentals with absentee owners.

Fortunately, I live in a residential neighborhood in Leavenworth that is occupied by citizen who live here full-time. There are a few 'second home' folks who are respectful of our family-oriented street. Listening to the woes of people who suffer from absentee short term rentals as neighbors: noise, parties to all hours, oblivious folks on holiday with no respect or awareness of full-time residents...well, it is enough to motivate me to write this letter to you.

I support requiring owner presence on site during all rentals for Tier 1 short term rentals (no 15-day absentee-owner loophole). Short term rentals must be included in density limits of 5%.

Thank you for your consideration of my thoughts.

Regards,
Joan Frazee
242 Park Ave
Leavenworth, WA 98826

From: [CD Director](#)
To: [Lisa Grueter](#); [RJ Lott](#)
Subject: FW: short term rentals in Leavenworth
Date: Friday, June 12, 2020 9:58:34 AM
Attachments: [image001.png](#)

Deanna Walter, AICP

Interim Assistant Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6246 Main office (509) 667-6225

deanna.walterCD@co.chelan.wa.us



From: Ryan Carrasco <ryanncarrasco@gmail.com>

Sent: Thursday, June 11, 2020 6:19 PM

To: CD Director <CD.Director@CO.CHELAN.WA.US>

Subject: short term rentals in Leavenworth

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

To whom it may concern,

I am writing in regards to the short term rental regulations coming up. As a resident of leavenworth for the last 6 years, as a person who is looking to buy my first home, I live and work here. I would like there to be some regulation for locals to have opportunities to purchase homes without competing directly with people looking to purchase a home solely for the use as a STR. I know this is a controversial topic, but I think people in leavenworth who live and work here should be able to purchase a home without competing with those looking for a home to increase their income.

Thank you for your time and consideration.

Ryan Carrasco
Leavenworth

From: [CD Director](#)
To: [Tatiana Franco-Diaz](#); [CD Director](#)
Cc: [RJ Lott](#)
Subject: RE: Concerning STR in Chelan County
Date: Friday, June 12, 2020 3:00:56 PM

We have your comments. Thanks.

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Tatiana Franco-Diaz <tativfranco@gmail.com>
Sent: Friday, June 12, 2020 1:32 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Concerning STR in Chelan County

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

To Whom It May Concern,

I am a property owner in a rural area of Chelan County. It is concerning to me and my family that there STR properties are being even considered to be limited or prohibited in the county, it is another lodging option to tourists that contributed to the local community.

Many of us own property in areas where renters have very little interaction or contact with neighbors. Homes are located in secluded areas as well as in land exceeding 3 acres.

If limitations are going to be considered for STR property, certain parameters must be in place. Those properties located in non-urban areas should not be affected if:

- Property sits on 3 plus acres to prevent noise being an issue to neighbors
- The closest neighbor is not near the property, and parking is private to the property

Thanks for the consideration.

Tatiana Diaz
Tativfr@msn.com

Sent from my iPhone

From: [Bob Bugert](#)
To: [Jim Brown](#)
Cc: [RJ Lott](#)
Subject: RE: Emergency Evacuation Guide
Date: Tuesday, June 9, 2020 12:12:43 PM

Jim--

Thank you for addressing this question. I believe that this email exchange should be included in the STR public record, as it is a public safety issue that should be included in the deliberations on code.

It is a serious challenge to our first responders if they are not able to get emergency preparedness and evacuation information to rentals because we don't know where they exist. We need to correct that information deficient.

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

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

From: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Sent: Tuesday, June 9, 2020 11:19 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Mike Piroto <mikepirotto@gmail.com>
Cc: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: RE: Emergency Evacuation Guide

Hi Mike.

Staff checked. We have no such list. The STR process contractor has only established rental unit data at an area level, and we do not have individual addresses for those identified.

So we have no records in the file with which to respond to a Public Disclosure Request.

Sorry we are not more helpful in this. If we had it we would gladly provide it.

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225 Jim.Brown@co.chelan.wa.us

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

From: Bob Bugert
Sent: Tuesday, June 9, 2020 10:44 AM
To: Mike Piroto <mikepirotto@gmail.com>
Cc: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: RE: Emergency Evacuation Guide

Mike--

Thank you for your email. This sounds like a great approach. We have hired a firm to get a better handle on the short-term rentals in the County. I believe that their work includes the addresses, but I am not sure. I am passing this on to our Community Development Department, as they may have the specific addresses of the short-term rentals in the 98826 area.

Thanks again for leading this effort, Mike. Don't hesitate to contact me if you need anything else.

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

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

From: Mike Piroto <mikepirotto@gmail.com>
Sent: Tuesday, June 9, 2020 9:52 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Emergency Evacuation Guide

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

Hello Commissioner,

Earlier this year, Lake Wenatchee Fire Adapted Community and Lake Wenatchee Fire & Rescue completed a 20-page 5x8" booklet detailing Emergency Preparedness and Evacuation. You may have seen it. Our intention is to place the guide into as many nightly rentals as possible at no cost.

I have had contact with the major property management companies in our area, but that covers only about 15-20% of rentals in the area.

I understand the County has a fairly comprehensive list of nightly rentals in their possession. Is it possible to obtain a copy of the list as it relates to properties located in the Plain/Lake Wenatchee/Coles Corner area or in the alternative the 98826 zip code? Would it be necessary for our organization to submit a Freedom of Information Act?

Sincerely,

Mike Piroto
Firefighter/EMT
Ready, Set Go Coordinator
Lake Wenatchee Fire & Rescue
Lake Wenatchee Fire Adapted Community

From: [Bob Bugert](#)
To: [Mike Pirotto](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: Emergency Evacuation Guide
Date: Tuesday, June 9, 2020 10:44:06 AM

Mike--

Thank you for your email. This sounds like a great approach. We have hired a firm to get a better handle on the short-term rentals in the County. I believe that their work includes the addresses, but I am not sure. I am passing this on to our Community Development Department, as they may have the specific addresses of the short-term rentals in the 98826 area.

Thanks again for leading this effort, Mike. Don't hesitate to contact me if you need anything else.

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

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

From: Mike Pirotto <mikepirotto@gmail.com>
Sent: Tuesday, June 9, 2020 9:52 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Emergency Evacuation Guide

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

Hello Commissioner,

Earlier this year, Lake Wenatchee Fire Adapted Community and Lake Wenatchee Fire & Rescue completed a 20-page 5x8" booklet detailing Emergency Preparedness and Evacuation. You may have seen it. Our intention is to place the guide into as many nightly rentals as possible at no cost.

I have had contact with the major property management companies in our area, but that covers only about 15-20% of rentals in the area.

I understand the County has a fairly comprehensive list of nightly rentals in their possession. Is it possible to obtain a copy of the list as it relates to properties located in the Plain/Lake Wenatchee/Coles Corner area or in the alternative the 98826 zip code? Would it be necessary for our organization to submit a Freedom of Information Act?

Sincerely,

Mike Pirotto
Firefighter/EMT
Ready, Set Go Coordinator
Lake Wenatchee Fire & Rescue
Lake Wenatchee Fire Adapted Community

From: [Jim Brown](#)
To: [Mike Smith](#)
Cc: [Lynn Machado](#); [DJ Lall](#)
Subject: RE: Nightly rental complaints and ordinance proposal
Date: Friday, June 12, 2020 9:27:28 AM
Attachments: [image001.png](#)
[image001.png](#)

Hi Mike-

We did make it easy. I don't know how you found that file, but even I would have to look hard for that old document. We have worked hard to make this easier to find.

For the CURRENT information: This is found on our home page. We have a Short Term rentals link, and ALL the latest links to follow beyond that, starting right on our home page and it steps you into those. Below is a screen shot of our home page.

Click that link, and the subsequent links, and it will take you all over for files on only that issue. We aren't hiding it. And I just checked it, and the link is live and works.

Let me know if you still can't find things.

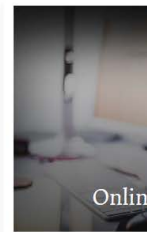
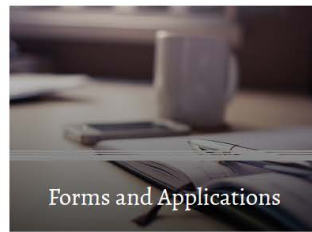
Community Development

Announcements & Alerts

 **Announcement!** Revised Schedule - Chelan County Short-Term Rentals Regulations

 **Alert!** Community Development Office Closed to Public

Home
Divisions >
Codes
Planning Commission
Hearing Examiner
Short-term Vacation Rentals
Public Notices



Sincerely-

Jim Brown
Director
Chelan County Community Development
318 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6229 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us



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From: Mike Smith <Mike@merithomesinc.com>
Sent: Friday, June 12, 2020 9:18 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: RE: Nightly rental complaints and ordinance proposal

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

Good morning Mr. Brown,

In searching for the latest information on the proposed rules, I searched the County website. What I found was this:

[Year old code draft and year old staff report](#)

I work with land use rules for a living. It should not be difficult to find current information on proposals that would drastically affect so many people – especially with a critical public hearing less than a week away.

I remain extremely concerned with a number of aspects of the last version of the rule I saw, especially handing neighbors control over my property. It does not seem County is taking property rights seriously, and failing to communicate that to constituents compounds the problem.

Mike

From: Mike Smith
Sent: Monday, June 1, 2020 9:14 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: RE: Nightly rental complaints and ordinance proposal

Thanks for the prompt reply, Mr. Brown.

Proposed substantive requirements:

Proposed 11.93.380(8) The short-term rental shall be operated according to rules of conduct approved by 86 the County that prevent the following disturbances to area residents:

(A) Trespassing that violates Chapter 7.32;

- (B) Noise that violates Chapter 7.35;
- (C) Off-site parking location for guests and visitors must be consistent with Chapter 11.90;
- (D) omitted
- (E) Portable fireplaces/pits must be able to be locked when burn ban is in effect. 92 Visitors shall comply with Chapter 7.52

These issues are already covered in existing code, repeat violations of which could be properly covered as nuisances. New law isn't needed to restate that which already exists.

However, that's not my biggest concern, which relates to ability of ornery neighbors to shut short term rentals down. This section will act as an invitation to activists, resulting in your department refereeing private disputes, uneven enforcement, and people losing their homes. Many of us could not afford our properties without supplemental income.

The "permit" which can be withdrawn because of complaints is the worst part of this rule, and needs reworking if the new rules are to be evenly applied and fair.

Mike

From: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Sent: Monday, June 1, 2020 8:32 AM
To: Mike Smith <Mike@merithomesinc.com>
Subject: RE: Nightly rental complaints and ordinance proposal

Hello Mr. Smith-

The Short Term Rental issue really predates my arrival. I am new to the issues being discussed regarding them. I will say that just because our Code Enforcement records show few complaints, doesn't mean there have not been many, nor for a myriad of issues not yet contained within the county code. Commonly enforcement entities don't keep records for complaints that are **not** violations. If it isn't a code violation already, the caller is often informed of such, and that ends the contact. I have no idea what if any protocols were in place to track those complaints, even if not found in the Chelan County code. That is the main reason regulations are being developed no in order to have a way to have some control on activities viewed as harmful to the community.

I am informed by all three county commissioners that they have received numerous complaints from their constituents. What those were, and whether they tracked those is unknown to me. But it was the Board of Commissioners that asked the planning commission to take the issue up and develop a regulatory framework. Now we are charged with running that process as the board directed us.

Sincerely-

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 867-6228 Main office (509) 867-8225
Jim.Brown@co.chelan.wa.us



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From: Mike Smith <Mike@merithomesinc.com>
Sent: Monday, June 1, 2020 8:05 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: Nightly rental complaints and ordinance proposal

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

Good morning Mr. Brown,

My name is Mike Smith. I own a home used as a nightly rental, which I'm certain has never been cited for complaint. However, the draft ordinance would present a considerable burden, and hand our neighbors undue rights over our property.

I submitted a public records request asking for complaints surrounding nightly rentals for the last few years and was sent a handful of cases. The issues of complaint included:

- Residential structure built without a permit (which was then used as a rental)
- Dangerous shed (on a property used as a rental)
- Illegal habitation of a barn, on a property used as a rental
- Excess garbage on a property seasonally used as a rental

Considering how focused the County seems to be on installing a new ordinance, I was surprised how few complaints came up, and their nature. The message I got said additional records may be coming within the next month, after the next hearing on the new ordinance.

I've worked around land use regulations for nearly 30 years. Nothing in these complaints indicates any need for a new ordinance, and the complaint topics are all covered in existing code. Can you help me understand the need for onerous new regulations?

Thanks very much for any help you can provide,

Mike

S. Michael Smith
MERIT HOMES

Development Manager
209-788-8860 206-755-2660
Mike@Merithomesinc.com | www.Merithomesinc.com | [Facebook](#)
811 Kirkland Ave, Suite 200, Kirkland, WA 98033

From: [Bob Bugert](#)
To: [Rich Cram](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: SHORT TERM RENTALS
Date: Tuesday, June 9, 2020 10:45:45 AM

Rich--

Thanks for your email. Your comments will be included in 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: Rich Cram <rich@mtsprings.com>
Sent: Tuesday, June 9, 2020 10:32 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: FW: SHORT TERM RENTALS

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

Hello Bob,
I received this email recently.

I would like to go on record that I prefer STR's to be legal in residential neighborhoods, and that they not be considered a commercial business, UNLESS, you do the same for Long Term rentals, and apply the same business licensing fees to Long Term Rentals as Short Term Rentals.

I have a Short Term Rental unit next door to me.
My son has a Long Term Rental unit next door to him.

I much more prefer the Short Term Rental!

Recently he has had to call the Sheriff 3 times for noise abuse from his Long Term neighbor.
I have never had to call.

His neighbor is a collector of "stuff".
My neighbor keeps the residence clean and respectable.

His neighbor threatens.
My neighbor is cooperative.

If his neighbor pays rent, it is nearly impossible to evict them.
If my neighbor gets a complaint, they can be immediately evicted.

His neighbor creates no revenue for the county.
My neighbor creates revenue.

Short Term Rentals sometimes leave their garbage out for bears.

Long Term Rentals sometimes dump their garbage on Beaver Hill, or in the grocery store dumpster, or at the P.U.D. parking area, or just along side the roads.

Some Short Term Rentals play loud music while here.
Some Long Term Rentals play loud music all the time.

To be fair, my son rents his house Long Term that he lives in. He has 2 neighbors that are Long Term Rentals. One is great, one is terrible. My son also has one Short Term Rental. He has had no issues with short term renters. My son and all his neighbors' landlords live out of the county. But, so does the Short Term neighbor of mine.

I have lived in Chelan County for 44 years. I have lived at my current address for 21 years. I have raised my family here, and it has been tough to make a decent living since taking away my career as a logger. I now work in the tourism industry, and am doing much better. But, at 70 years old, am still not able to retire. To my knowledge, most of the complainers of STR's have lived here a much shorter length of time and have raised their families somewhere else, and have now retired comfortably from Westside opportunities. They now wish to keep their comfortable way of life at the expense of those that have lived our lives in Chelan County. It would not surprise me if they have even figured out a way to claim exemption to paying property taxes.

Please, stop listening to the "Newbies", that only have personal "I've got mine, you stay out" interests in mind!

If it were not for "Westside" dollars Plain would not have a hardware store, no café, no storage units, perhaps not a grocery store, and most importantly not much of a fire district, let alone new schools valued at \$64,000,000. Without westside dollars, property values will decline and county revenue will decline. As a result, our fire stations and schools will not pass maintenance levies. We will be a much poorer community than we were in the 1980's when we had a viable timber industry to support jobs. Now, the only local jobs we have are tourism related. PLEASE, DO NOT take those away.

STR's support housekeepers, local business, local contractors for repairs, and much more. Please do not take that away.

Short Term Rentals hold their property value and eye appeal.

Long Term Rentals just deteriorate.

Thank you for representing the working families of Chelan County, Richard Cram
19210 Westside Dr.
Plain, WA

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

From: thecommunique@nwi.net <thecommunique@nwi.net>

Sent: Saturday, June 6, 2020 11:34 AM

To: thecommunique@nwi.net

Subject: SHORT TERM RENTALS

Hi everyone,

I know SHORT TERM RENTALS have come up quite a bit in our Koffee with Bob meetings.

A group of residents has started a Facebook page to fight STR'S.
Residents United for Neighbourhoods (RUN).

There also a petition that has been started saying, DON'T LEGALIZE COMMERCIAL SHORT TERM RENTALS IN OUR RESIDENTIAL NEIGHBORHOODS. The link to the petition is below.

The County Commissioners are about to make a decision regarding STR's and our voices need to be heard. "RUN" has hired an attorney and has proof that Short Term Rentals are ILLEGAL in Residential Neighborhoods.

Please read this petition and sign if you agree. We also need letters to your Board of Commissioners asking them to stop the commercialization of residential neighborhoods. The only kind of short term rental that is acceptable in residential zoning is an owner occupied property.

County Board of Commissioners
Kevin Overbay
kevin.overbay@co.chelan.wa.us
Bob Bugart
bob.bugart@co.chelan.wa.us
Doug England
doug.england@co.chelan.wa.us

The petition on change.org is live.

Here is the link
<http://chngit/8VyLDjjkB7>

Jerry Jennings

I'm not a technical genius so I don't know how to make the link automatic.

The petition on change.org is live.

Here is the link <http://chnng.it/8VyLDjjkB7> [1]

You also can scroll to the bottom to add a comment about why you are signing.

Please share far and wide. Let's get to over 2,500 signatures.

Please sent to our email list and post on the RUN facebook page too

Kirvil

Links:

[1]
<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fchnng.it%2f8VyLDjjkB7&c=E.1.8dpjTcl7x-dKwBYzoFsINqcH2qCD5rCGrZFEF1zd7n4J5Gytu8-qwTU7ee4JU4Nqw1edqN9Zy1bmDCvUeDmFavR2967NTQI5Zs6BZdLB8Q..&typo=1>

From: [CD Director](#)
To: [Mark](#); [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#)
Cc: [CD Director](#); [RJ Lott](#)
Subject: RE: STR Comment
Date: Friday, June 12, 2020 3:00:10 PM

We have your comments. Thanks.

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Mark <toklat2@nwi.net>
Sent: Friday, June 12, 2020 1:32 PM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Cc: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: STR Comment

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

Dear Commissioners:

No STRs in single family residential neighborhoods. Do not permit or grandfather them. It is an outrage to allow commercial businesses to be injected into these areas.

Thank you.

Mark

Sent from my iPhone

From: [Jim Brown](#)
To: [steve](#)
Cc: [RJ Lott](#); [CD Director](#)
Subject: RE: STR-
Date: Monday, June 15, 2020 8:37:10 AM
Attachments: [image001.png](#)

received

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: steve <sstroud@nwi.net>
Sent: Saturday, June 13, 2020 11:32 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: FW: STR-

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

From: Steve Stroud <sstroud@nwi.net>
Sent: Saturday, June 13, 2020 11:24 AM
To: CDPlanning@chelan.co.us
Subject: STR-

Greetings-

I live in a residential neighborhood just outside Leavenworth on Fox Rd. My neighborhood has gone from all residents, families, and working locals to over 25% STR. This influx of commercial 'motels' has destroyed the fabric of the neighborhood, increased traffic, strained our community wells, and chased out local people who want to live in the Leavenworth area.

These businesses, in residential zones, are not as important as protecting and supporting people like me who want to live, work, and raise our children in a residential neighborhood.

I desire a STR free RR2.5. If that is not possible, there has to be a way to decrease the density of all STR to no more than 5% of the total homes in an area. And there should be no grandfathering of any existing STR.

My neighbor advertises his STR with ..."in a quiet residential neighborhood." Well it use to be!

Please save our neighborhood and community. Regulate, limit and decrease STR in the Fox road neighborhood and Leavenworth in general.

Thank you
Steve Stroud
10587 Fox Rd.
Leavenworth WA. 98826
509-433-8109

Sent from [Mail](#) for Windows 10

From: [CD Director](#)
To: [Niki McMahon](#); [CD Director](#)
Cc: [RJ Lott](#)
Subject: RE: Short Term Nightly Rentals
Date: Friday, June 12, 2020 3:02:14 PM

Thanks. We have your coments.

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Niki McMahon <dnmcmahon@nwi.net>
Sent: Friday, June 12, 2020 12:00 PM
To: CD Director <CD.Director@CO.CHELAN.WA.US>
Subject: Short Term Nightly Rentals

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

Hi there my name is Niki McMahon my husband and I own a short term nightly rental in Leavenworth in Chelan County. We also own 2 other businesses in Leavenworth we own the Heidleburger Drive in for 25 years and also own McMahon Excavating.

We built this house thinking this would be income when we retire. We manage this house ourselves. We employ a housekeeper, window washer, grounds keeper and many other businesses that contribute to helping rent this home. We really feel these homes are a huge reason a lot of people come here and stay. They can have their families all together in one home and enjoy. We know how much these homes are helping the local economy and the County. We feel if you add all these rules to these homes like having an owner live on the property that is ridiculous who wants to stay in a house with the owner on site. Our neighbors have never called us and complained about our renters. We live 2 Minutes away from it and our renters know this. We work hard to screen everyone that comes to stay in our house. This is a huge investment for us. Do you think we want it trashed. We are friends with our neighbors and they all have our numbers. Please don't let this group of people who want Leavenworth to be a Ghost Town Win this battle just because they have money. We have been a ghost town for the last 3 months how does it feel? Loosing all the revenue from all these businesses? It's Horrible. It can never be what it was 30 years ago and who wants that? I'm sorry change is inevitable. Is there any small town in a beautiful setting like Leavenworth that is still small. NO They have all been discovered. I appreciate your time Niki and Dennis McMahon 12708 Hwy 2 Leavenworth WA 98826. dnmcmahon@nwi.net

From: [Kevin Overbay](#)
To: dskane2@gmail.com
Cc: [RJ Lott](#)
Subject: RE: Short Term Rentals
Date: Monday, June 15, 2020 8:54:33 AM

Dave and Sally thank you for taking the time to send me your email regarding STRs. I will ensure we include it as part of the record.

Stay well,
Kevin

Kevin Overbay
Chelan County Commissioner, District 1
Office: (509) 667-6218
Cellular: (509) 630-3263

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

From: dskane2@gmail.com <dskane2@gmail.com>
Sent: Sunday, June 14, 2020 3:25 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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

Dear Commissioner Kevin Overbay,

We are owners of the same property here on Lake Wenatchee going on 82 years!!!!
We want our neighbors to be able to have the chance to enjoy the future on the lake such as we did.

RE: Short Term Rentals Need Regulation

We want strong regulations to protect our residential neighborhood here at Lake Wenatchee.

STRs should be limited and monitored by the owner or contact person who is readily available.

We have a SRT next to us and don't have much trouble with the renters because we are strong and forceful neighbors.

Absolutely no commercial size rentals/operations in any residential neighborhoods.

Parking spaces and number of cars should be limited and monitored to allow passage of emergency vehicles.

We are concerned for our neighborhood here at Lake Wenatchee.

Dave and Sally
18045 North Shore Drive
509-669-6117

Sent from my iPad

From: [Bob Bugert](#)
To: [Tim Seaman](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: Short Term Rentals
Date: Tuesday, June 9, 2020 10:10:20 AM

Thank you for your email. Your comments will be included in the public record and in our deliberations.

Best regards,

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

From: Tim Seaman <tkseaman@gmail.com>
Sent: Tuesday, June 9, 2020 9:23 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Short Term Rentals

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I support owner presence for overnight rentals everywhere in the county with the exception of those in commercial districts. I would ask that you support that with voice and vote.

TIMO



Virus-free. www.avast.com

From: [Bob Bugert](#)
To: [Geoff Burg](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: Short term rental concerncs
Date: Tuesday, June 9, 2020 10:47:13 AM

Mr. Burg—

Thank you for your email. Your comments will be included in the public record and in our deliberations.

Best regards,

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Geoff Burg <geoff@glblaw.com>
Sent: Tuesday, June 9, 2020 10:06 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Short term rental concerncs

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

Dear Commissioner Bugert,

As a resident of Chelan County living in the Lake Wenatchee area, I am writing about my concern about the increase in short term rentals. In over just 15 years I have seen three houses within eye-shot of our home go from single-family homes to rental homes. This has had a negative impact on our neighborhood - from loud parties to just a decreasing lack of community.

I am hoping that you will work too (1) enforce the current laws and (2) create restrictions on these short term properties so that they don't forever change the nature of our residential neighborhoods.

Thank you for taking this into consideration.

Geoffrey Burg

(I am happy to provide my address upon request)

From: [Jim Brown](#)
To: [Doug England](#)
Cc: [RJ Lott](#)
Subject: RE: Short term rentals in 98826
Date: Tuesday, June 9, 2020 11:08:13 AM

Thanks Commissioner. If you can, please include RJ Lott on forwarding these, so I can assure they get into the STR comments, in case I miss one. We have had some unintentional missteps in tracking these, which I think we have fixed.

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225
Jim.Brown@co.chelan.wa.us

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

From: Doug England
Sent: Tuesday, June 9, 2020 10:55 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: FW: Short term rentals in 98826

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

From: D Sauntry <sauntry@hotmail.com>
Sent: Tuesday, June 9, 2020 10:49 AM
To: Doug England <Doug.England@CO.CHELAN.WA.US>
Subject: Short term rentals in 98826

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

Hi Doug

I am writing to you today as a landowner in 98826. My wife and I plan on retiring there as our primary residence in a few short years. When we bought our property, we were looking forward to a tight knit residential community. Instead we watch these neighborhoods transform into commercial areas as existing zoning requirements are ignored and not enforced.

My understanding is that these short-term rentals are operating commercial businesses in residentially-zoned areas. They are frequent nuisances to neighbors. Please enforce the existing zoning code and shut down these illegal commercial establishments. They do not belong in residentially zoned areas.

Thanks for your consideration

David Saunty

From: [Bob Bugert](#)
To: [Clifford A. Webster](#); [Kevin Overbay](#); [Doug England](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: Short-term rentals in areas zoned residential
Date: Wednesday, June 10, 2020 2:38:08 PM

Mr Webster—

Thank you for your email. Your comments will be included in the public record, and in our deliberations.

Best regards

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Clifford A. Webster <cwebster@carneylaw.com>
Sent: Wednesday, June 10, 2020 2:26 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>
Subject: Short-term rentals in areas zoned residential

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

TO: Honorable Members, Chelan County Board of Commissioners

The only kind of short-term rentals that should be allowed in neighborhoods zoned for residential purposes should be an owner-occupied residence.

Clifford Webster
16050 Cedar Brae Road
Leavenworth, WA 98826
(509) 763-0630

From: [Bob Bugert](#)
To: [DAVE SATERFIELD](#); fred2baglee@gmail.com
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: RE: short term vacation rentals
Date: Tuesday, June 9, 2020 12:02:10 PM

Thank you for your email. Your comments will be included in the public record, and in our deliberations.

Best regards,

Bob Bugert
Chelan County Commissioner, District 2
Office: 509-667-6215
Mobile: 509-630-4480

From: DAVE SATERFIELD <davesfield@comcast.net>
Sent: Tuesday, June 9, 2020 11:59 AM
To: fred2baglee@gmail.com
Cc: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: short term vacation rentals

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

Hello,

We are residents on the south shore of Lake Wenatchee and are alarmed by the number of short term vacation rentals popping up around us. They are changing the complexion of our neighborhood, and not for the better. There is a rental across the street from us and another 5 lots away. Both are impacting us with parking problems, noise, trespassing and general disrespect for the neighborhood. We don't have neighbors, we have transient partners. We would like short term rentals eliminated all together but understand that may not be possible. At the very least they need to be regulated and more importantly we need code enforcement. Please do what you can to save our community from commercialization.

Sincerely,

David and Molly Satterfield

From: [Jim Brown](#)
To: [Zelda Holgate](#)
Cc: [Dan Eby](#); [Hernan Savastano](#); [Jane Mounsey](#); [Justin Gere](#); [Mike Beverick](#); [Nathan Newell](#); [Lynn Machado](#); [CD Director](#); [RJ Lott](#)
Subject: RE: some suggestions for short term rental page
Date: Friday, June 12, 2020 10:06:18 AM
Attachments: [image001.png](#)

Thanks for the suggestions, Ms. Holgate. We will look at your suggestions and may incorporate some, or all of them. We 'live' in those pages lately, and as such do not see them through the eyes of someone who does not.

The testimony will be limited to 2 minutes per person, even if representing a group. We are also encouraging written testimony as it is more complete and is weighed equally by the planning commissioner members.

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Zelda Holgate <zeldascott123@gmail.com>
Sent: Friday, June 12, 2020 9:58 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Cc: Dan Eby <Eby.dan@gmail.com>; Hernan Savastano <hernans@gmail.com>; Jane Mounsey <jane.mounsey@gly.com>; Justin Gere <justin.c.gere@gmail.com>; Mike Beverick <mcbeverick@gmail.com>; Nathan Newell <nnewell@gmail.com>
Subject: some suggestions for short term rental page

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Mr. Brown,

Thank you for the additional information you have provided on the CCCD website in regards to short term rentals. I really appreciate the access to all the public comment you have received.

I would like to make a few suggestions.

Please include the preregistration link that is on the planning commission page on the short term rental page. Once you have the link for the zoom meeting please include that on both pages also. Some may think all the information they need should be on the short term rental page and at this time it is not.

The notice of public hearing link on the short term rental page is not the notice for this hearing. It is for the text amendments hearing. Please replace with the correct notice.

How long do we have to speak for public comment, 2 min? 3 min? there is confusion regarding this.

This may be somewhere on the website but I cannot find it and I believe it should be on both the planning commission and short term rental page.

Thank you for your time and consideration of these suggestions.

Zelda Holgate

Natapoc Lodging

www.natapoc.com

info@natapoc.com

509-763-3313

888-NATAPOC(888-628-2762)

From: [Bob Bugert](#)
To: [Jocelyn Webster](#)
Cc: [Kevin Overbay](#); [Doug England](#); [Jim Brown](#); [RJ Lott](#)
Subject: Re: Constituent Concern: Ban Commercial Short-Term Rentals in Residential Zones
Date: Wednesday, June 10, 2020 4:38:06 PM

Ms Webster,
Thank you for your email. We will include your comments in the public record and in our deliberations.

Best regards
Bob Bugert

Sent from my iPhone. Pardon typos...

On Jun 10, 2020, at 3:03 PM, Jocelyn Webster <jocelyn.webster@gmail.com> wrote:

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

Dear Commissioner Overbay, Commissioner Bugert, and Commissioner England:

As a constituent and voter, I am writing to urge you to **oppose** any code or legislation that would legalize commercial short-term rentals in residential zones in Chelan county.

As a member of the broader Plain/Lake Wenatchee community, I am deeply concerned about the negative impact to our community caused by the proliferation of (illegal) short-term rentals in residential zones, as well as the lack of enforcement by the county. Like many members of the community, I do support allowing a limited number of owner on-site short-term rentals, but I am adamantly opposed to allowing commercial rentals in residential zones. This will allow homeowners who live in and are invested in the community to benefit financially, while limiting the negative effects to our local communities of absentee ownership—the proliferation of party houses & related disruptions and lack of awareness/care for the neighbors & neighborhoods; the loss of available & affordable housing options for local folks; and a general corrosion of the sense of community and shared responsibility that makes Plain/Lake Wenatchee such a special place.

It is vitally important that we encourage policies that lead to a flourishing local community and support the quality of life for the residents of the 98826 zip code and Chelan County more broadly.

Please vote against/oppose any policy changes that would allow commercial rentals in residential zones, and please use your influence to encourage/increase

the county enforcement of regulations against short-term rentals.

If you intend to vote to loosen the current restrictions on commercial rentals in residential zones, including Airbnb or similar properties, I would like to have an explanation of the reasoning for your vote before it is cast. Please share with me, so I can share back with my neighbors.

Thank you, Jocelyn

Jocelyn Webster
16050 Cedar Brae Road
Leavenworth, WA 98826

From: [Bob Bugert](#)
To: [Carolyn Phillips](#)
Cc: [Jim Brown](#); [RJ Lott](#)
Subject: Re: Short Term Rentals
Date: Wednesday, June 10, 2020 4:26:58 PM

Thank you Carolyn. I got it okay this time. We will include your comments in the public record and in our deliberations.

Best regards,
Bob

Sent from my iPhone. Pardon typos...

> On Jun 10, 2020, at 3:44 PM, Carolyn Phillips <carolyn@bjwhite.net> wrote:

>

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>

>

>

> Sorry. I have a Mac. I converted the file to .pdf

>

> Carolyn Phillips

>

>

>> On Jun 10, 2020, at 2:42 PM, Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US> wrote:

>>

>> Hello Ms Phillips--

>> I cannot open this file. Can you send in another format?

>> Thank you--

>>

>> Bob Bugert

>> Chelan County Commissioner, District 2

>> Office: 509-667-6215

>> Mobile: 509-630-4480

>>

>>

>> -----Original Message-----

>> From: Carolyn Phillips <carolyn@bjwhite.net>

>> Sent: Wednesday, June 10, 2020 2:32 PM

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

>> Subject: Short Term Rentals

>>

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

>>

>>

>>

>> Mr. Bugert,

>> Please see attached letter regarding short term rentals in Chelan County. I am opposed to allowing short term rentals without owners remaining on the premises and highly in favor of enforcing the current law requiring this.

>>

>> Thank you

>> Carolyn Phillips

>> 7560 Icicle Road

>> Leavenworth, WA 98826

>> 253-307-1241

>>

> <Overnight rentals.pdf>

From: [Nick Ceto](#)
To: [Bob Bugert](#)
Cc: [Doug England](#); [Jim Brown](#); [RJ Lott](#)
Subject: Re: overnight rentals
Date: Wednesday, June 10, 2020 8:27:37 AM

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

Thanks Bob. The folks that bought homes residential areas knew, or should have known, the restrictions in place in a residential area regarding rentals. Some have simply chosen to ignore the zoning regulations. Please don't reward them by now permitting those actions
Nick

From: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Sent: Wednesday, June 10, 2020 5:57:39 AM
To: Nick Ceto <cetoenvironmental@gmail.com>
Cc: Doug England <Doug.England@CO.CHELAN.WA.US>; Jim Brown <Jim.Brown@CO.CHELAN.WA.US>; RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: Re: overnight rentals

Nick,
Thank you for your email. Your comments will be included in the public record, and in our deliberations.

Best regards,
Bob Bugert

Sent from my iPhone. Pardon typos...

On Jun 9, 2020, at 7:12 PM, Nick Ceto <cetoenvironmental@gmail.com> wrote:

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pls see below. had trouble with the addresses

From: Nick Ceto <cetoenvironmental@gmail.com>
Sent: Tuesday, June 9, 2020, 7:10 PM
To: doug.England@co.chelan.wa.us
Subject: overnight rentals

Gentlemen. As a long time resident of Chelan County and the State of Washington I would implore you to prohibit overnight rentals in residential areas. Overnight rentals are clearly a commercial use and they should be restricted to

commercially zoned areas. Overnight rental are destroying the feeling of neighborhood in our communities. Years ago we owned a home in Pine River Ranch community near Lake Wenatchee. At that time most of the homes were used by full time residents or folks who regularly came for the weekend. There was a great sense of community. Residents got together frequently, our kids and dogs played with each other. Holidays were times for neighborhood celebration. We looked out for each other and our properties.

We recently visited a friend who still has a place there and he told us nearly everyone of the houses in the neighborhood is now an overnight rental. The neighborhood has lost its soul. Don't let this happen across our County. Stand up for our neighborhoods, our families, and our communities. We have zoning for a reason....please enforce it.

Sincerely, Nick Ceto. Leavenworth

From: [Robert Ward](#)
To: [CD Director](#)
Cc: [CDPlanning](#)
Subject: STRs in residential neighborhoods
Date: Sunday, June 14, 2020 10:48:28 PM

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

We have lived and raised our children in unincorporated Chelan County near Leavenworth and have experienced first-hand the degradation of our Dempsey Road neighborhood, as well as many friends' neighborhoods, by the increase of Short Term Rentals. Specifically trash, traffic, noise, trespassing, loss of neighborhood character, etc. Since the STRs moved into the neighborhood, it is not uncommon for parties of 20 people to rent, or for there to be 10 cars come along with them. The parking often spills over onto Dempsey Road, as well as the parties. We now often see cigarette butts and beer bottles and cans left on the road, where prior to the STRs we would never see this. The noise from the 2 absentee owner STR's closest to us, which almost always rent to more than 10 people, can be heard at every house in the Dempsey Hill neighborhood.

We are writing to ask that the the county:

-Enforce the current zoning that prohibits absentee owner STRs in residential zones, according to the District Use chart. Only Bed & Breakfasts are permitted, and owner must be on site. The County might expand some commercial or RRR (Rural Recreational/Residential) zones, if more zones for STRs are needed, but they must be far from residences. The claim that "similar uses" to what is currently legal in residential zones includes hotels/motels (line 279) is ridiculous.

-Require owner presence on site during all rentals for Tier 1 STRs (no 15-day absentee-owner loophole)

-Tier 1 STRs must be included in density limits of 5%

- prohibit "grandfathering" of all existing absentee-owner (Tier 2, 3) houses in zones where STRs are more than 5% of houses

- no transfer of permit upon sale of house, including sale of LLC

- if any Tier 2 or 3 (absentee owner) STRs are allowed, enact a strict 2-3 year sunseting mechanism to sunset all absentee-owner STRs that exceed the 5% density limit.

Please act to help restore and preserve the rural residential character of our neighborhood in Chelan County.

Thank you,

Robert Ward and Vonda Bridges

From: [Candace](#)
To: [CD Director](#)
Cc: [CDPlanning](#); ChelanCountyCommissioners@co.chelan.wa.us
Subject: Short term rental properties
Date: Sunday, June 14, 2020 11:48:45 PM

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

I am respectfully writing you once again to ask that you restore our county's quality of life, first, by following the law and not allowing Short Term Rentals within Residential zones, and then by actually requiring our Chelan County Sheriff to obey the enforcement of these laws. I have been told by two different Deputies, on different occasions, that Sheriff Brian Burnett has instructed them to NOT enforce any rules with regard to nightly rental activity. I assumed that the Chelan County Sheriff was actually dictated by law to enforce all of the laws in our county, regardless of his own personal affiliations and allegiances.

Beside the fact that having an absentee owner renting their entire house for raucous parties with screaming guests, loud music containing a bass loud enough that it actually vibrates my double pane windows inside my own home, we also are extremely concerned about enormous safety hazards in connection to these rentals. For instance, what are we to do about the ground water contamination from the STR's failing septic system. I live at the near top of a winding, extremely steep mountain road. Within the past few years many full time residents have had increasing water pressure problems, due I'm sure in no small part to having at times 10 to 50 people squeezed into a pool party at a house with a well and septic system intended for 6. How are we to mitigate not having available water for our own homes, because of overburdening of our aquifer?

Of paramount concern is the huge and realistic danger of fire caused by people occupying this property on a short term basis with no vested interest in our town or neighborhood, let alone the houses surrounding them. As the vast majority of these nightly renters are from the "wet" side of the state and are fully comfortable tossing lit cigarettes off the deck or out their car window while driving up our very steep hill they don't even think of the fact that they are risking starting a forest fire that could destroy every home in our neighborhood. And worse, as we are on a 2 mile long steep mountain road with one way in and one way out, the residents could easily be trapped up here in the event of a fire. The fire district has stated in the past that it is very possible that they could not respond to a fire on much of our road because of their equipment getting blocked in by fire. We do not need to add dozens of nightly renters at these large party houses with no owner present to an already dangerous situation.

In conclusion, the law is clear in that it does not allow nightly rentals in residential neighborhoods. We are sorely lacking in housing for our own workers in our town due to all the available rooms being rented on a daily basis to out of towners. It's time to put our own residents first again. There are now a plethora of hotel, motel and commercial rooms available for nightly rental. How about letting those honest and legal business owners in the hospitality industry tend to our visitors?

Thank you for your attention.

Sincerely,

Candace Egner
P.O. Box 520
Leavenworth, WA98826

From: [Patricia Baranouskas](#)
To: bob.bugart@co.chelan.wa.us; [Doug England](#); [Kevin Overbay](#)
Cc: [CDPlanning](#)
Subject: Short-Term Rentals Regulation; Chelan County Residential Zones
Date: Thursday, June 11, 2020 5:37:10 PM

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

Dear Commissioners Bugart, England, and Overbay,

Thank you for reviewing the Short-Term Rental (STR) Code for improving regulations in Chelan County. This is a complex but important issue for our community and we appreciate your efforts.

We are long time residents of Chelan County and are very concerned at the increasing number of STR's in Chiwawa River Pines Community, near Plain, and surrounding residential neighborhoods. We believe that these are commercial operations in residential zones (absentee-owner homes) and have never been legal under existing code, and therefore should not be legitimized. Furthermore, commercial zones already exist to accommodate transient lodgers and large group events in Leavenworth, Plain, and greater Lake Wenatchee Recreation areas.

We purchased our home in 1997 and became full-time residents in 2011. Our dream was to retire in this beautiful setting for many years. We have wonderful friends throughout the Lake Wenatchee area and enjoy working together through volunteer organizations such as the fire department and local hospital. In the last five years our neighborhood has changed considerably with the influx of STR's with absentee owners.

With the significant increase in STR's we are facing challenges like none before and wonder if we can stay in what used to be a quiet and beautiful community with caring neighbors. Friends have moved away specifically due to STR's nearby causing problems. Also, local adults and working families cannot find long-term rentals or afford purchasing a home due to rising property values due partially to the STR growth. Most of our young families are all but gone.

Even though absentee owner STR's in residential zones are illegal under current code, the number of STR homes continue to skyrocket and exist because the county has not clarified the code, thereby making it impossible for the county to enforce. Consequently, more and more homes in residential zones are being purchased solely for commercial use.

Since you are exploring revision of the county code, please seriously consider that allowing STR's with absentee owners to operate in residential communities will be difficult, if not impossible, to regulate or enforce in rural communities. We understand you are proposing a 3-Tier system for STR's. A clear, unambiguous code will be easier to communicate to all parties as well as regulate. Therefore, we are in favor of revising the STR Code to reflect the following:

- **MOST CRITICALLY, allow Tier 1 only, with owner/s living on-site in residential zones, without any absentee owner days allowed; i.e, owner must be full-time resident.**
- Tiers 2 and 3, with absentee owners, are for commercial zones, not residential zones. Also, if a Tier 2 or 3 owner/s want to rent his/her property in a residential zone, it must be a long-term rental.
- Short Term Rentals (STR's) permits are not transferable upon sale or transfer of home or LLC.
- There is no "Grandfathering" or legalization of existing STR's, with absentee owners, in residential zones. Everyone must apply for a new permit on equal footing, and permit would only be valid for long-term rentals.

If Chelan County Code is legitimized to continue to allow commercial whole house STR's (with absentee owner/s) in residential areas, it is sad to say that our unique and special community as we know it will never be the same. The community we enjoyed for many years with good, caring, and community conscious neighbors will be negatively impacted and eventually diminish.

In closing, we are in favor of proposed Tier 1 because the only kind of Short Term Rental that is acceptable in residential zoning is an owner-occupied property, with no exceptions. This is consistent with existing County Regulations and would only require minimal clarification and keep STR guidelines from being overly complicated.

Thank you for considering our perspective when revising the existing Chelan County Short-Term Rental code in residential communities.

Sincerely,

Patricia F. Baranouskas
Thomas J. Baranouskas
2219 Riffle Drive
Leavenworth, WA 98826

From: [Suzanne Stanton](#)
To: [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#)
Cc: [CDPlanning](#)
Subject: Short-term Rentals/absentee owners in neighborhoods
Date: Sunday, June 14, 2020 9:09:28 PM

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

Hello

We are writing to request that the county do the right thing and preserve neighborhoods, such as the Dempsey Rd. neighborhood and adopt only Tier 1 of the county's Three Tier System, whereby the STR property owners must be living on site, even during festival times. Neighborhoods should belong to responsible neighbors, not irresponsible, loud party goers who have little or no regard for the safety, or peace and quiet of the community. When owners are present at all times the negative impact on the neighborhood is greatly reduced.

Residential zones should be for residents not commercial enterprises like STRs that greatly reduce the quality of life and safety of the neighbors. All STRs (existing and future) must be included in the density limit of 5% of the total homes in the 98826 zip code especially.

We have lived at our address for over thirty years, paid taxes and contributed greatly to the well-being of Chelan County for much of those thirty years!

We have never received any notice from the county whereby residential codes in our neighborhood have been changed from single family housing to commercial zoning! We have never received any notification that the nearest house to us, located at 431 Dempsey Rd. is commercial lodging and marketed as the Hidden Pines Lodge. That property is owned by Pad & Parcel LLC of Seattle and the company specializes in flipping property, or using property in peaceful neighborhoods, such as ours, merely as an investment property and never intend to reside at this location. That property changed ownership in 2019 and is now an STR.

Since when has the county allowed such practices to occur?

Nor were we or anyone in the Dempsey Rd. neighborhood notified of any conditional use permit applications for any of the other properties being marketed for commercial purposes. Those include the Red Roof Lodge located at 1174 Dempsey Rd. This owner is unresponsive to the multitude of complaints neighbors have phoned in to the non-emergency sheriff's number at 667-1174. Of course now, no action is taken by the sheriff's department. Or the so-called guests at the lodge see the officer's vehicle

approaching and change their behavior. (Dempsey Rd. is located on a hillside, so everything echoes and if one is standing on a porch or deck, a vehicle can be seen as it approaches).

Dempsey Rd. is only 1 1/2 miles long!

How is that legal when the county's zoning code is structured so that if a use is not expressly authorized, it is prohibited. Because short-term rentals are not expressly authorized in residential districts, they are prohibited. How is it that the county has decided to allow non-residents to break zoning regulations and abuse neighborhood's such as the Dempsey Rd. neighborhood. Such violations have increased our fire risk, our liability risk, and endangered our friendly community. Dempsey Rd. is a private road, Chelan County does NOT maintain the road, so we, the residents are liable for all costs. And yet the county has decided to increase our liability and risk by allowing transient and/or commercial lodging to operate without any opportunity for comments or discussion from the residents.

I guess residents don't matter, but people who rent these properties have the right to violate our space. They threaten us if we request that they tone down their loud music. They threaten us if we imply that we will phone the sheriff. Or they laugh as they inform us that the sheriff won't do anything. Property owners don't answer their phones or if they do they state that their guests aren't doing anything wrong and that they can be as loud and obnoxious as they want until 10 pm.

Short-term rentals/absentee owners have forced residents to police their neighborhood. They create neighborhood friction and cause uncomfortable confrontations between full-time residents, absentee property owners and the transient renters.

Our neighborhood works together to lessen our fire risk. The neighborhood pays for all upkeep: spring, season, fall and winter. Transients do not respect the fire risk in this neighborhood.

We no longer feel it is safe in our neighborhood Yet we have lived here over 30 years! What a joke the county's residential codes are here. Obviously, investors know that as they continue to come here and ruin our neighborhoods with the county's blessing.

Another property owner at 219 Dempsey Rd. just upgraded his septic, so that he can rent his residence out on short-term also. He moved to the eastern part of the country.

We pay some of the highest property taxes in the region, is that because we have been secretly re-zoned as commercial? We have heard from neighbors that the accessor informed them that accessed property taxed

can be based on what income a property can generate. Is that why the county continues to break their own laws so that they can generate more and more tax funds to pay unaccountable expenses?

To all of you decision-makers on this issue. You are all responsible for allowing these violations to build and are continuing to ruin our neighborhoods. You are breaking your own laws, but expect us citizens to follow them.

Realize that many residents are concerned about this issue and are talking about it and we vote! The question looms: is this county government managing for the health and welfare of its residents which make up our communities and neighborhoods or is it being managed for tourists and absentee land owners who are challenging the quality of life of our neighborhoods and larger community?

STR permits should not be transferable upon sale of property. New owners (or LLCs) must apply and be made aware of restrictions.

Think of the preservation of neighborhoods. When a rental unit is occupied by guests, an owner should be present and should live on site. Party houses do NOT belong in neighborhoods even with a conditional use permit.

Do what is right for neighborhoods, not absentee land owners and/or property investors.

Thank you

Suzanne and Thomas Stanton

46 McMahon Rd.

PO Box 426

Leavenworth, WA 98826

June 14, 2020

From: [Dawn Kranz](#)
To: [CDPlanning](#)
Cc: [CD Director](#)
Subject: [CD Planning]Absentee Owner STRs
Date: Sunday, June 14, 2020 11:02:29 PM

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

Dear Planning Commission and Director,

My husband and I stand in strong opposition to the proliferation of absentee owner short term vacation rentals in Chelan County.

We live on a private road named Dempsey, 3 miles from Leavenworth. The density of STRs on our road will soon exceed the 10% limit.

If any of you have driven Dempsey Road in our winter snow and ice, you would understand. Next to Mountain Home Road which is accessible only by snowmobile in winter, Dempsey is of similar steepness, and also has switchbacks. Our resident owners and long term renters are experienced at driving the road and are prepared with AWD vehicles with dedicated snow tires, ie. Blizzaks. We are also interconnected with our own hazardous or impassable road notification system.

The absentee owners of our STRs so far have not shown interest in heeding the repeated requests of our road association officers to advise their guests of the necessity of vehicles and tires capable of climbing and descending this steep winter road without mishap.

Every winter the residents of Dempsey Road must deal with multiple pile-ups and road blockages from STR vacationers who came up the road in their All Season Radials which are almost useless in the slippery steepness up here. So far, only fenders have been bent and bones broken. None of us presume that our luck here will continue indefinitely. What will it take?

So, YES! Please, if you could vote to prohibit or sunset all Absentee Owner STRs in neighborhoods or zones where STRs exceed 5% of the homes, we would be most grateful.

And if you could vote to prohibit "grandfathering", transfer of permits upon sale of houses where STRs exceed 5% of the homes, again we would be so very appreciative.

The negative impact we feel from the existing and new absentee owner STRs on our road is increasing every year. Please help!

Sincerely,
Dawn Kranz
Dempsey Road
Secretary/VP

From: [Marty Fallon](#)
To: [CDPlanning](#)
Cc: [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#)
Subject: [CD Planning]Chelan County Short-Term Rentals
Date: Thursday, June 11, 2020 11:28:09 AM

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

Dear Sirs:

Short-Term rentals in the residentially zoned areas of Chelan County, and most certainly in the Leavenworth UGA, are not legal under current code and yet there has been no enforcement of violators, despite residents/neighbors documenting and reporting such Code Violations to the County.

Neighborhoods are destroyed by “businesses” that thrive on transient occupants who have no regard to the rights and desires of those who LIVE in the nearby homes. Many of the owners of the Short-Term Rentals are corporations, whose primary objective is to make money off the tourist industry. Such businesses should be allowed, but in Commercial zoning.

I support the positions of Residents United for Neighbors, namely that since STR’s in the county’s residential areas are not allowed according to zoning code, STR’s must be controlled and regulated.

A MORATORIUM IS NEEDED NOW until restrictions and enforcement are in place. Our neighborhoods, schools, environment, and quality of life are being devastated. In your planning, please do not make businesses in residential areas more important than your residents.

Marty Fallon
12275 Village View Dr.
Leavenworth, WA 98826
509-548-4684

From: [Alan Hunt](#)
To: [CDPlanning](#); [Jim Brown](#); [CD Director](#)
Subject: [CD Planning]Comments on Regulation of STR's
Date: Wednesday, June 10, 2020 10:43:56 AM

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

Dear Commissioners,

I realize that Chelan County's efforts to regulate short term rentals have been subjected to pressures from opposing interests. In my comments, I am urging the County to consider that non-owner occupied short term rentals are illegal in residential zones and that they are commercial enterprises that should not be permitted in residential zones. The proposed regulations are inadequate to render them compatible with residential zones

Commercial enterprises, such as non-owner occupied short term rentals, are currently illegal and are often incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STRs instead of residential homes. Non-owner occupied STRs have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A community of neighbors. Transient tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the community are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal STRs.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. I have found that STR tenants are argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners' rarely screen

prospective tenants and don't seem to have or enforce good neighbor policies.

- The permit fees for the proposed regulations need to be adequate to ensure a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and public health regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.)

Even a 5% limit on the number of STRs in each of the subareas of the County will not reliably protect local neighborhoods from excessive concentration of STRs. For example, in the 98826 zip code, there is a likelihood of STRs to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise in this narrow valley, as it reflects off of the bordering hillsides. There are 3 non-owner STRs within 500 ft of my house. There is an enduring tension from the impacts of these properties in my neighborhood. There are also two owner-onsite STRs which are small and cause relatively few problems. But 5 STRs with 2 more in the pipeline on a .75 mile stretch of road is excessive.

As for specific comments on the regulation of the various Tiers of STRs:

- Tier 1 owners can be absent from their STR property for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
- Tier 3 STRs, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are permitted in residential zones. These STRs thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STRs. They absolutely do not belong in residential zones.

Permitting the existence of commercial non-owner occupied STRs in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. It is destructive of the residential quality of life in Chelan County. The residents of this county should not have their neighborhoods become war zones. Residents should not have to be calling the sheriff every weekend because of the noisy disruption by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. In general, calling the Sheriff is a waste of time anyway because there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds year-round rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open the door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Alan Hunt
510 Dempsey Road
Leavenworth, WA 98826

Alan

From: jjanssen73@ymail.com
To: [CDPlanning](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)
Subject: [CD Planning]Concerns about STR draft statement on county UGA's
Date: Sunday, June 14, 2020 10:30:35 AM

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

Chelan County Commissioners and Planning Commission,

These are my thoughts about the notes made at the bottom of page 7, top of page 8 of the Draft Short Term Rental Code. Our residence is located in the E Leavenworth Rd/Dye Rd UGA outside of Leavenworth just off of Hwy. 2 zoned RL-12.

1. *“If there is no reference to allowable uses in city-assigned UGAs there could be confusion since these city zones do not appear within the County Code.”*

- There are references for the allowed uses within Leavenworth’s zone RL-12. There should be no confusion.

2. *“The County would allow short-term rentals if the cities allow them in the subject city zones in the UGA”.*

- Chapter 18.52.120 LMC. Renting entire dwellings is prohibited as vacation rentals, renting a portion of a person’s home is legal when owner lives on-site throughout stay and they complete the permitting process.

3. *“it may be appropriate to allow existing **legal** short-term rentals in the UGAs”*

- Research through the public records indicate none of the STR’s in the E. Leavenworth Rd. UGA (zone RL-12) are currently legal and should not be allowed to continue operating. None are abiding by the Bed and Breakfast conditional use permitting process and no owners live on-site throughout the transient renters stay.

We need these regulations enforced, not altered to accommodate the owners of illegal STRs in residential areas. Please take these thoughts into consideration.

Thank you for your time.

Regards,

Jeff Janssen

The rest of the email content is the note from the draft proposal and my references should you want to review.

“The County has applied city zones in UGAs. If there is no reference to allowable uses in city-assigned UGAs there could be confusion since these city zones do not

appear within the County Code. The County would allow short-term rentals if the cities allow them in the subject city zones in the UGA, but the permitting procedures would be those the County adopts. To avoid future nonconformities since cities have different review procedures and operational rules, it may be appropriate to allow existing legal short-term rentals in the UGAs and avoid adding new ones until such time as they annex or until the County adopts city review procedures where feasible (note: the County does not appear to have the same business license regulatory allowances as cities though land use authority is similar).”

- The Chelan County Code 10.14.040 Leavenworth zoning states that “the board of CC Commissioners adopts the City of Leavenworth’s land use regulations, development standards and land use designations, as they apply to the unincorporated city of Leavenworth urban growth area.”

- The LMC (Leavenworth Municipal Code) chapter 18.21 Residential Low Density 12,000 District (RL12). 18.21.020 Permitted uses. “Those uses not listed as permitted or allowed by a conditional use permit are prohibited.” STR’s are not listed as permitted outright and are dealt with as noted next.

- Bed and Breakfasts are listed under uses requiring a conditional use permit and are permitted when authorized in accordance with Chapter 18.52.120 LMC. A note after item 4 of paragraph “P” in this chapter states:

“On January 24, 2017 the Leavenworth City Council adopted the new Bed and Breakfast Ordinance reiterating its existing prohibition on the rental of entire dwellings as vacation rentals. The new Bed and Breakfast Ordinance also legalized the short-term rental of a portion of a persons’s home when the property owner lives on-site throughout the visitor’s stay and when the property owner obtains appropriate permits, including a business license. The property owner is also required to collect and remit necessary taxes.”

From: [Ben Edwards](#)
To: [CDPlanning](#)
Subject: [CD Planning]Let's put common sense limits on rentals in the residential zones in our communities.
Date: Thursday, June 11, 2020 10:03:11 PM

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

Dear Chelan Douglas Planning Commissioners,

As a resident of Chelan County living at 1315 Dempsey Road in Leavenworth, I would like to offer my comments on the latest revised Short Term Rental Draft Code. I am particularly concerned with Tier 2 and Tier 3 of the proposed three-tier system. It seems clear to me that Tier 2 and 3 houses (absentee owners) constitute commercial use, and therefore should not be allowed in residential areas. If a Tier 2 or 3 owner wants to rent his/her property in a residential zone, it should only be as a long-term rental.

I do not think that 'grandfathering' existing rentals is an acceptable solution as these rentals have already been operating in violation of the law. Rather than reward this behavior, I believe everyone should have to apply for new permits. Also the permits should not be transferable, to better control the number of STRs.

If any Tier 2 homes are allowed at all, I believe a sunset provision of 1-2 years must apply for all existing STRs beyond the 5% maximum density. However, absentee owners will still have the option to rent their property as a long-term rental.

Living in our community and being a part of our Leavenworth neighborhood, I have become concerned that the absentee STR in our neighborhood degrades the quality of life we have all come to cherish. Vacationers behave differently than residents—to the detriment of the residents. Because of the constant turnover of STRs the visitors are not concerned about being good neighbors and therefore, excessive noise, increased trash, and dangerous traffic all become weekly occurrences.

I hope that you will consider this letter carefully when looking at changes to the draft code. I am not alone in my desire to see changes for the better in our communities. There are nearly [1500 signatures for a petition in agreement](#) at the time I write this. Please reach out to me if you have questions about my concerns.

Thank you,
Ben Edwards



Ben Edwards

[alttext.com](mailto:ben@alttext.com)

ben@alttext.com

(509) 593-8488

From: [Sarah Piestrup, EAMP, ARNP](#)
To: [CDPlanning](#)
Cc: [Doug England](#); [CD Director](#); [Bob Bugert](#); [Kevin Overbay](#)
Subject: [CD Planning]Negative effects of Short term rentals on residents
Date: Sunday, June 14, 2020 8:05:36 PM
Attachments: [ShortTermRentalsChelanCo.pdf](#)

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

See attached letter

From: [Tracie Smith](#)
To: [CDPlanning](#)
Subject: [CD Planning]Please limit short term rentals!
Date: Wednesday, June 10, 2020 2:16:27 PM
Attachments: [image001.png](#)

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

Dear commissioners,

I'm writing to ask you to please enforce limits on the number and scope of short term rentals in Chelan County. STR's don't belong in our residential neighborhoods! Allowing STR growth to go unchecked over the past few years has had the unintended consequence of limiting the availability of affordable long term rentals and homes for purchase for full time residents of our county.

I live and work in Leavenworth and have struggled to find quality, affordable housing since I moved here full time three years ago. I am educated, have a professional, management level job but I cannot afford to rent a house on my own, let alone purchase one, in the town that I work and live in. I'm not picky, I'm not looking for new, specific neighborhoods, or even specific number of bedrooms, just a house that I can make a home for myself and my dog in without having to get a second job or roommate to afford the mortgage. That shouldn't be too much to ask for.

I scan the listings on Zillow weekly and am appalled by the number of homes actively promoted for use as income properties in the form of short term rentals. It's my understanding that STR's are not even allowed in the greater Leavenworth area as they are not listed on the county code. Please uphold the rules that are currently in place. Please limit the number of STR's allowed in our area, enforce regulations and begin a sun setting process to shut down the ones that should never have been allowed in the first place.

It should be noted that I support the statements provided by the Residents United for Neighbors (RUN) to limit STR's in Chelan County.

Kind regards,

Tracie M. Smith

Group Sales Manager
7375 Icicle Road
Leavenworth, WA. 98826
Direct 509-888-9880
P 800-574-2123 Ext. 307
tsmith@sleepinglady.com



From: [Kirvil Skinnarland](#)
To: [CDPlanning](#); [Doug England](#); [Bob Bugert](#); [Kevin Overbay](#)
Cc: [Prosecuting Attorney](#); [Jim Brown](#); [CD Director](#)
Subject: [CD Planning]Potential Conflict of Interest Re STRs
Date: Tuesday, June 9, 2020 8:57:45 AM

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

RE: Disclosure of Conflict of Interest

Dear Planning Commissioners,

We have received information that indicates that one or perhaps more members of the Planning Commission may have financial ties, business association and/or property interest in a short term rental. We are not aware that any member of the Commission has disclosed such interest or recused him or herself from discussions related to the draft Short Term Rental Code.

Citizens of Chelan County have a right to expect fairness in proceedings that affect all of us. Therefore we are requesting each of you to disclose publicly at your next session if you or a member of your immediate family has a financial interest in a short term rental. If such a conflict of interest exists, it seems that it would be a reasonable expectation for anyone with a conflict to refrain from participating in this matter.

Thank you.

Barbara Rossing, Kirvil Skinnarland, Bruce Williams, Greg Steeber, George Wilson, Jerry Jennings, Mara Bohman, Stan Winters, Bob Fallon, Pat Thirlby, Tracie Smith and Steve Stroud

Steering Committee for Residents United for Neighbors (RUN) of Chelan County

From: [Bob Bugert](#)
To: [Marty Fallon](#); [CDPlanning](#)
Cc: [Doug England](#); [Kevin Overbay](#)
Subject: [CD Planning]RE: [CD Planning]Chelan County Short-Term Rentals
Date: Thursday, June 11, 2020 2:15:19 PM

Marty—

Thank you for your email. Your comments will be included in the public record and in our deliberations.

I hope you are well.

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Marty Fallon <martyfallon@gmail.com>
Sent: Thursday, June 11, 2020 11:28 AM
To: CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Cc: 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: [CD Planning]Chelan County Short-Term Rentals

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

Dear Sirs:

Short-Term rentals in the residentially zoned areas of Chelan County, and most certainly in the Leavenworth UGA, are not legal under current code and yet there has been no enforcement of violators, despite residents/neighbors documenting and reporting such Code Violations to the County.

Neighborhoods are destroyed by “businesses” that thrive on transient occupants who have no regard to the rights and desires of those who LIVE in the nearby homes. Many of the owners of the Short-Term Rentals are corporations, whose primary objective is to make money off the tourist industry. Such businesses should be allowed, but in Commercial zoning.

I support the positions of Residents United for Neighbors, namely that since STR’s in the county’s residential areas are not allowed according to zoning code, STR’s must be controlled and regulated.

A MORATORIUM IS NEEDED NOW until restrictions and enforcement are in place. Our neighborhoods, schools, environment, and quality of life are being devastated. In your planning, please do not make businesses in residential areas more important than your residents.

Marty Fallon
12275 Village View Dr.
Leavenworth, WA 98826
509-548-4684

From: [Bob Bugert](#)
To: [Chris Clark](#); [Doug England](#); [Kevin Overbay](#); [CDPlanning](#)
Subject: [CD Planning]RE: [CD Planning]Short Term Rentals in Chelan County
Date: Thursday, June 11, 2020 8:21:45 AM

Chris—

Thank you for your email. Your comments will be included in the public record and in our deliberations.

I hope you are well.

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Chris Clark <imbikin@gmail.com>
Sent: Wednesday, June 10, 2020 4:22 PM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; CDPlanning <CDPlanning@CO.CHELAN.WA.US>
Subject: [CD Planning]Short Term Rentals in Chelan County

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

I have lived in Leavenworth since 1983. I moved here to start a tourist business and I felt Leavenworth had all that would help me be successful. Over the years I saw growth at a moderate rate. And my business grew with the growth in Leavenworth.

But starting about 5 to 6 years ago I could see an explosive growth. Many things happened here which I had never seen, like such a lack of parking due to so many tourists, that tourists started parking along residential streets making life impossible for the local residents during festivals; traffic backed up past Peshastin along highway 2 often at a standstill. It became more and more difficult to drive through town, find a parking place or shop at a local shop. And the noise. Late at night I lie awake listening to blaring music from a wedding or event across town. Large groups partying late at night. The smell of septic failures emanating from a neighboring house. Then in talking with a local couple I learned that every one of the homes on their cul d' sac was a nightly rental. They had no neighbors. Every weekend and holiday their neighborhood filled with strangers and they had to tolerate the noise and smells of these strangers. So they sold their home and moved away. And their home became yet another short term rental. Another neighborhood that is 100% businesses.

Between 2014 and 2019 the number of short term rentals in the Leavenworth zip code area grew from 59 to 868. Local workers cannot find a place to rent or buy. The school district hires new employees who ultimately quit before starting, since they can't find a place to live. Our taxes grow explosively because the people who buy all the available homes for sale are paying ridiculous prices - they know they will make their expenses renting the house in the first week of the month and the rest of the month is money in their pockets. Then they buy up another one. These are mostly people who do not live here. They are out of town investors.

They are running businesses in residential areas which is not legal and it destroys our ability to live and enjoy life here.

What happened to the rights of the people like me who bought homes and live legally in residential zones? The people who don't live here and are making money hand over fist are the winners. They have all the rights. It's time to change this! The residents here have the right to live in their respective zones - residential zones. Businesses in residential zones do not mix and are illegal in Chelan County.

Sincerely,
Chris Clark
9281 Icicle Rd.
Leavenworth

Sent from my iPad

From: [Karl Kranz](#)
To: [CDPlanning](#)
Subject: [CD Planning]STR Comment
Date: Sunday, June 14, 2020 10:16:07 PM

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

Dear Chelan County Commissioners,

June 14, 2020

I am so glad that you are reviewing the Chelan County Short Term Rental policies in Chelan County. This initially small incursion into community neighborhoods has become a multi headed hydra which is diminishing the quality of life in many neighborhoods in the county with only progressive worsening to look forward to until action is taken.

Our private road with approximately 34 residences has 2 absentee owner nightly rentals at this time with another soon to come. This will result in almost 10% of the residences on our road becoming short term rentals ,all with absentee owners.

We have seen 8 to 14 cars jammed into the driveways or on the adjacent road at each of these rentals on occasion, most recently this past weekend. Many short term renters are here to enjoy the quiet beauty of our town and nature surroundings, but too often the intention is to party long and loudly in large intoxicated groups. Please check the Chelan County Sheriff log for calls to Red Roof Lodge on Dempsey Road, there are many, many calls for loud and raucous behaviors at this short term rental.

As you are well aware, there is a long term rental shortage in our area as short term rentals deplete the rental supply. The affordable houses for sale are snapped up by buyers with dollar signs in their eyes looking for more short term rental properties in our area, and many of these buyers have no intention of living in the area.

Clearly short term rentals need to be permitted and controlled at this point in time. Density limits need to be set in neighborhoods throughout the county- view Sun River, Oregon as a planned vacation community which has a very high number of short term rentals and minimal sense of long term community- we wish to avoid that fate.

If needed, and I think it already is, allow a mechanism to reduce the density in already crowded areas by attrition. This could be removal of a short term rental permit when a home is sold, or allow a 2 or 3 year period for absentee owner short term rentals to convert to long term rentals or purchasable homes. 10 % seems to be the usual cap on short term rentals in an existing residential neighborhood.

There should be fines for operating an unpermitted short term rental once these rules are set in place. The trade is lucrative and the fines should be substantial to discourage the practice

Thank you for considering my opinion. I have lived in Leavenworth for 27 years and feel the changes painfully.

Sincerely Yours,

Doctor Karl Kranz, DO
kdk@nwi.net
(509) 548-5868

From: [Friends of Leavenworth email](#)
To: [Jim Brown](#); [CD Director](#); [CDPlanning](#)
Subject: [CD Planning]STR Comments
Date: Friday, June 12, 2020 11:13:21 AM
Attachments: [STR FOL letter 6.12.2020.docx](#)

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

Subject: Comments re: STR Regulations
Dear Commissioners,

Friends of Leavenworth is a non-profit organization that works to preserve the quality of life and environment in Leavenworth and its surrounding area. We have reviewed the regulations of Short Term Rental properties as proposed by Chelan County. In our comments, we urge the County to consider that nonowner occupied short term rentals are illegal in residential zones; they are commercial enterprises that should not be permitted in rural residential zones. We find that the proposed regulations are inadequate to render them compatible with residential zones. STR's that are not the owner's primary residence and are operated with no owner on site are very often the cause of conflict with year round residents of Chelan County's residential zones.

Commercial enterprises, often owned by corporations, are generally incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STR's instead of residential homes. Nonowner occupied STR's have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones historically have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A sense of community with their neighbors. Short term tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the neighborhood are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal commercial STRs operated by absentee owners.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. An agent of the owner cannot objectively perform these functions due to conflict of interest and a lack of respect by tenants. And, it is not unfair to state that STR tenants are often argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.

- The permit fees for the proposed regulations need to be adequate to allow for a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and septic system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.

- Tier 3 STR's, as proposed, require a Conditional Use Permit, but there are no conditions proposed for obtaining the permit and they are to be permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

Permitting the existence of commercial nonowner occupied STR's in residential areas sets up a perpetual tension and conflict between legitimate residents and commercial interests that should not be permitted to exist in residential zones. This state of affairs is destructive of the quality of life in the residential zones of Chelan County. Residents should not have to be calling or even thinking about calling the sheriff every weekend because of noisy disruptions by commercial operations in their neighborhoods. The sheriff cannot now deal with the volume of complaints from these facilities. Additionally, even if the sheriff responds, there is no follow up or penalty to the absentee owners.

Since the income potential from nightly rentals exceeds that of long term rentals, an increasing number of out-of-county investors are buying up properties, making them unavailable and unaffordable for people who live here. There are 72 house or condo real estate listings currently in the 98826 zip code. 50 are in areas where STR's are unrestricted. 40 of the 50 have marketing comments promoting them as potential STR'S. As you know from the Berk research group, we have added approximately 800 STR'S in the last 5 years. Additionally, many homes are converting to STR'S off the market and are unreported.

Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open to door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Friends of Leavenworth
PO Box 8
Leavenworth, WA 98826

From: [David Morgan](#)
To: [CDPlanning](#); [Jim Brown](#); [CD Director](#); [Doug England](#); [Bob Bugert](#); [Kevin Overbay](#)
Subject: [CD Planning]STR regulations
Date: Saturday, June 13, 2020 9:05:15 AM

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

Dear Commissioners,

I am a member of Friends of Leavenworth, a non-profit organization that works to preserve the quality of life and environment in Leavenworth and its surrounding area. We have reviewed the regulations of Short Term Rental properties as proposed by Chelan County. In our comments, we urge the County to consider that nonowner occupied short term rentals are illegal in residential zones; they are commercial enterprises that should not be permitted in rural residential zones. We find that the proposed regulations are inadequate to render them compatible with residential zones. STR's that are not the owner's primary residence and are operated with no owner on site are very often the cause of conflict with year round residents of Chelan County's residential zones.

Commercial enterprises, often owned by corporations, are generally incompatible with residential zoning. Legalizing these commercial operations instead of eliminating them perpetuates their insidious and growing encroachment upon quiet residential communities. Currently, when a house is for sale, it is frequently purchased by investors for operation as an STR. In fact, builders are heavily engaged in building houses for STR's instead of residential homes. Nonowner occupied STR's have the potential to obliterate some residential communities by destroying the attractions of living in them.

Resident homeowners in residential zones historically have a right to expect:

- Peaceful neighborhoods free of commercial enterprises.
- Neighborhoods that are free of noises that are liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals in the neighborhood.
- A sense of community with their neighbors. Short term tenants, in contrast to residents, often are unconcerned about the effects of their conduct on the community. This often means that the residents of the neighborhood are subjected to loud music and noisy parties. The absentee owners are not members of the community either and are mostly focused on profitable operation. The value of residence in the community is being degraded by the growth of illegal commercial STRs operated by absentee owners.

Proposed enforcement in the draft code is not adequate.

- Enforcement of regulations addressing the negative impacts upon the neighbors of these commercial operations requires employees who have the authority to follow up, log complaints, and issue fines. An agent of the owner cannot objectively perform these functions due to conflict of interest and a lack of respect by tenants. And, it is not unfair to state that STR tenants are often argumentative, belligerent, and intimidating toward neighbors who confront them directly and ask for cooperation. Two factors make many absentee owner rentals incompatible in residential areas: 1) alcohol and 2) tenants' attitudes that they have a right to enjoy themselves even if this adversely affects neighbors.
- The likelihood of negative impacts on local residents is elevated by the lack of owner influence over AIRBNB on who shows up or for what purpose. Owners rarely screen prospective tenants and don't seem to have or enforce good neighbor policies.
- The permit fees for the proposed regulations need to be adequate to allow for a robust permitting and enforcement program. At the present time, the county lacks the funding to enforce noise regulations and septic system regulations on these properties. Inability to enforce regulations that currently exist violates the trust of the community. Lack of enforcement has led to the current situation of hundreds of illegal STRs operating in the County and continually violating existing regulations regarding noise and health and safety (adequacy of septic and water, fire regulations, etc.). Septic systems of STR's have been known to fail and overflow chronically when tenant occupancy exceeds designed building capacity, as it often does.

Even a 5% limit on the number of STR's in each of the subareas of the County will not reliably protect local neighborhoods within each subarea from excessive concentration of STR's. For example, in the 98826 zip code, there is a likelihood of STR's to become very concentrated in the very desirable neighborhoods of the Icicle Creek valley and its hillsides. All locations in this valley are subjected to any noise within it, as noise reflects off of the bordering mountain sides.

As for specific comments on the regulation of the various Tiers of STR's:

- Tier 1 owners are allowed to be absent from their STR property, while tenants are present, for up to 30 days. It is unimaginable that this stricture can be observed, much less enforced. Tier 1 owners should always be present during rentals. They can use the slow season to shut down for personal needs.
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permitted in residential zones. These STR's thus have unlimited occupancy and visitation rights and have the highest impact of the 3 tiers of STR's. They absolutely do not belong in residential zones.

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Considering the money to be made and that STR operation attracts investors, the problem is destined to grow. Please enforce the existing zoning regulations. If you are going to open to door to STRs in residential neighborhoods, limit it to Tier 1 (with clear standards regarding occupancy, health and safety, limits on density, etc.) with an owner on site during all rentals. This is the only type of STR which is compatible in residential zoning.

Thank you
David Morgan
Leavenworth

From: [Richard Thirby](#)
To: [CDPlanning](#)
Subject: [CD Planning]STR's
Date: Sunday, June 14, 2020 3:06:33 PM
Attachments: [strs Density.docx](#)

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

please see att

From: [Tracey Doherty](#)
To: [CDPlanning](#); [Jim Brown](#); [CD Director](#)
Subject: [CD Planning]STRs
Date: Thursday, June 11, 2020 10:55:38 AM
Attachments: [str photo_n \(1\).pdf](#)

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

Dear Commissioners:

I am writing to you to express my concern over the current lack of codes and code enforcement for short term rentals in Chelan County! My husband and I purchased our home on Ski Hill Drive in Leavenworth over five years ago. We have worked really hard for what we have and are proud of owning a home in such a desirable area of Leavenworth. We are currently considered in the Urban Growth Area and at times feel like we are in enforcement purgatory- with neither city nor county enforcement codes available for us to rely on for mitigation of problem rentals in our neighborhood.

Our specific issue is with our next door neighbor. Our area is not zoned for short term rentals and yet he is choosing to operate an illegal short term rental and really does not screen his guests carefully. The owner does not live on site and unfortunately has not been responsive to our complaints. We have had constant issues with noise, overflowing garbage in the street, and profane encounters with guests. We have two young daughters and unfortunately, our front porch faces their backyard and our eldest daughter's room is parallel to much of the noise. She is routinely kept awake until 2am because of parties and we have had to call the Sheriff multiple times with noise complaints. Why should it be our responsibility to manage the activity of an illegal nightly rental?

Super bowl Sunday was a nightmare with over 15 people partying loudly and signing on a karaoke machine until 3am. Last year, during the week of the Leavenworth drive (the European car rally) there was yet again a large group of renters who chose to play music that was so laced with profanity that we wouldn't let our kids play outside. The week after that a bridal party rented the house and they showed up in a white van with penis's drawn all over it (see attached photo). I'm sure that is hilarious unless you live directly next to the constant debauchery. My kids have witnessed a ridiculous amount of public urination from our porch. Sadly, I could go on and on with more examples of behavior that is just not consistent with living in a family neighborhood.

All in all, we are not anti-short term rental as long as those rentals are regulated and located in the appropriate (non-residential) areas. There really needs to be a better process for code enforcement that ensures renters are being respectful of the area they are renting in. Or enables home owners to have some sort of recourse when someone is operating a short term rental where it isn't allowed. For example, if the commission had adopted codes that required a homeowner to be on site, I believe so much of our specific issues with noise and unruly behavior would be mitigated. Currently, we have no recourse!

Again, my husband and I have worked really hard for what we have. We love our home but on a consistent basis cannot enjoy it fully because of the issue of the short term rental next door. It feels extremely unfair to pay close to \$7500 a year in taxes to not have some sort of

regulation and enforcement from the county that ensures our investment isn't so negatively impacted by an unlicensed rental. We specifically purchased our home in an area where nightly rentals were not allowed so we wouldn't have to deal with this very issue. As you proceed with developing the new regulations, I hope you take into account the concerns of the citizens whose lives and investments have been so negatively impacted by the lack of county codes and enforcement.

Thank you,

Todd and Tracey Doherty
10303 Ski Hill Drive
Leavenworth, WA 98826

From: [Lori Vandenbrink](#)
To: [CDPlanning](#); [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#)
Subject: [CD Planning]Save our neighborhoods
Date: Sunday, June 14, 2020 9:10:09 PM

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

I am a wife, mother of a 16 year old and sales and marketing director in the tourism sector. I want to state I am not opposed to tourism.

21 years ago when I moved to town it was not the town I live in today. Leavenworth has become overcrowded, expensive to reside in and is losing its identity. I attribute these things to the rapid increase of str's, particularly in the last 5 years. Per Berk's findings, str's grew from 58 in 2014 to 868 just 5 years later in 2019.

I appreciate the work you've put in to the new draft. I believe progress is being made, particularly in the safety and accountability arena. Having said that, the lack of a cap, combined with no mechanism to reduce the number of str's in Leavenworth, where the density is already far too high is very concerning. I urge to consider not permitting new construction to apply to be an str in its first five years and for the str permit to expire with the sale of a house. Let's learn from what has been successful in other tourists and mountain towns before it is too late. We're hanging from the edge as it is.

I mentioned earlier that I am a mother. Leavenworth has been a great place to raise my son. It has been a great community of caring people, in a beautiful setting. But even that is changing, but it's not too late. We can be a tourist town and a community. Please help us save our neighborhoods!

Thank you!

Lori Vandenbrink
Patrick Walker
Tobin Walker

This house, not far from where I live had 11 cars parked at it this weekend. My husband had the pleasure of seeing them urinate off the deck When he was taking our dog for a walk through our neighborhood. They're playing beer ping in the photo. A friend lives next to this house with her husband and two young daughters. 10285 Ski Hill Drive.



From: [Beverly](#)
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rental Codes
Date: Sunday, June 14, 2020 2:43:44 PM

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

As I have read though all information, I find that Short Term Rentals are currently illegal in residential areas. Tier 2 and Tier 3 should never be considered, or the grandfathering in of any and all short term rentals. They are a business and belong in areas set aside for such. They are a business that adds nothing to residential but certainly takes away a lot. As you are aware of all the reasons they take away, I will tell you of my personal experience.

My family goes back to 1901, when my grandfather Francis Marion Kinney 's family came to Dryden as a child. His daughter, my Mother, Marion Lucille Kinney was born there and had 18 first cousins.

The only reason I mention this is to say THIS is my Home. In 1984, I bought acreage in Plain as I wanted to come back to my roots. The area , of course, has changed a lot since than, but nothing has been has made a bigger difference than Short Term Rentals. They have bought homes up as residents, as they aged have decided to move mostly to be closer to their families or medical facilities. We now have very few neighbors. We used to know just about everyone in our area.

My personal issues where I live are, people driving down my 500' driveway, sometimes actually turning around on lawn and driving out. My biggest problem had been people with loose dogs chasing my horse in her pasture. One dog going into horses stall while horse was laying down. The horse, scared jumped up backing up broke some siding loose behind her, charged forward breaking down stall door and ended up in area of barn where I had to help her get out. I got in truck and drove to the woman as she was heading to Alpine Acres, she told me my horse should be used to dogs as I live in the country. There have been many dogs accompanied by owners that I have seen go after my horse. When I asked another woman to keep her dog out of pasture, she smiled and said "we don't live here! We also have had groups of people go thru our horse pasture from Alpine Acres Road to Beaver Valley Road, so for insurance reasons we not have put up a No Trespassing sign on that fence. On fence where dogs go after my horse, a No Dog sign and at beginning of drive a private driveway no turn around sign! I do not like these signs but is all I can do. I only see a small portion of what takes place. I will add I have NEVER seen a resident here that has caused any of the above problems!

Please put Chelan Counties Residents before short term rentals. We have a big shortage of housing for the young adults of local residents who can't find local housing or housing they can afford! This is the time for you to correct a wrong.

Thank you
Beverly Hayes
Bhayes509@gmail.com
509 699 1944

From: [Chris Clark](#)
To: [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#); [CDPlanning](#)
Subject: [CD Planning]Short Term Rentals in Chelan County
Date: Wednesday, June 10, 2020 4:21:40 PM

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

I have lived in Leavenworth since 1983. I moved here to start a tourist business and I felt Leavenworth had all that would help me be successful. Over the years I saw growth at a moderate rate. And my business grew with the growth in Leavenworth.

But starting about 5 to 6 years ago I could see an explosive growth. Many things happened here which I had never seen, like such a lack of parking due to so many tourists, that tourists started parking along residential streets making life impossible for the local residents during festivals; traffic backed up past Peshastin along highway 2 often at a standstill. It became more and more difficult to drive through town, find a parking place or shop at a local shop. And the noise. Late at night I lie awake listening to blaring music from a wedding or event across town. Large groups partying late at night. The smell of septic failures emanating from a neighboring house. Then in talking with a local couple I learned that every one of the homes on their cul d' sac was a nightly rental. They had no neighbors. Every weekend and holiday their neighborhood filled with strangers and they had to tolerate the noise and smells of these strangers. So they sold their home and moved away. And their home became yet another short term rental. Another neighborhood that is 100% businesses.

Between 2014 and 2019 the number of short term rentals in the Leavenworth zip code area grew from 59 to 868. Local workers cannot find a place to rent or buy. The school district hires new employees who ultimately quit before starting, since they can't find a place to live. Our taxes grow explosively because the people who buy all the available homes for sale are paying ridiculous prices - they know they will make their expenses renting the house in the first week of the month and the rest of the month is money in their pockets. Then they buy up another one. These are mostly people who do not live here. They are out of town investors.

They are running businesses in residential areas which is not legal and it destroys our ability to live and enjoy life here.

What happened to the rights of the people like me who bought homes and live legally in residential zones? The people who don't live here and are making money hand over fist are the winners. They have all the rights. It's time to change this! The residents here have the right to live in their respective zones - residential zones. Businesses in residential zones do not mix and are illegal in Chelan County.

Sincerely,
Chris Clark
9281 Icicle Rd.
Leavenworth

Sent from my iPad

From: [Sandra Phenning](#)
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rentals
Date: Saturday, June 13, 2020 4:57:55 AM

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

Dear Chelan County Planning,

I am writing in support of approving short term rentals in residential areas of the County with the following restrictions:

- Owners must live on site and be present during rentals
- Each time the property is sold, the new owner will need to apply if they want to have short term rentals. The permits should not be transferrable.
- Existing STR's should not be grandfathered in, but should apply and be required to fall within the 5% limit.

I moved to Leavenworth 8 years ago and bought a property I thoroughly LOVE. Since then, 7 different properties within eye and ear shot have converted to short term rentals. Only one supposedly has an owner on site, but they only list it as their address for tax bills. And that only happened after we filed a formal complaint. They do not live there, and they rent to over 25 people sometimes. It has eroded our neighborhood in so many ways. We call the police for noise complaints nearly every week during the summer, not to mention the loss of sleep and sense of peace.

Please value the sense of community we have had in this county and put the businesses back in the business zones. I know we are an attractive community to visit and I enjoy our visitors, just not unsupervised hotels in our neighborhoods.

Thank you for your consideration,
Sandra Phenning
509-433-4348

7828 E. Leavenworth Rd.
Leavenworth, WA 98826

“...the end of all our exploring
Will be to arrive where we started
And know the place for the first time.
....”

T.S. Eliot, Four Quartets

From: jjanssen73@ymail.com
To: [CDPlanning](#)
Subject: [CD Planning]Short Term Rentals
Date: Friday, June 12, 2020 2:52:30 PM

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

Chelan County Planning Commission,

My wife and I are long-time residents of Chelan County. We live on E. Leavenworth Rd in the UGA and have dealt with the effects of illegal STRs in residential areas for some time.

We fully support enforcing the existing zoning that prohibits this illegal commercial activity in residential areas. In the absence of this, the following points are critical and necessary in regards to the current STR draft proposal.

- Only tier 1 (owner living on-site) properties should be allowed in residential zones, absentee owner days should not be permitted. Owner must be present at all times.
- Children should be included in the occupancy count.
- The few existing owner on-site STRs that have already legally completed the CUP process should be given priority in permitting going forward. The remaining tier 1 density limit should then be granted via lottery.
- Short Term Rental (STR) permits should NOT be transferable upon sale or transfer of the home or LLC. Each new owner should be required to complete the permitting process.
- There should be NO grandfather of existing tier 2 (absentee owner) STRs in residential zones. Existing, as well as future, STRs must be subject to the density limit of 5% of the total homes in over saturated areas, especially the 98826 zip code (Leavenworth, Lake Wenatchee, Plain).
- There should be No grandfathering of tier 3 properties in residential areas under any circumstance.

The majority of STR owners have been intentionally or ignorantly operating illegal transient lodging facilities within residentially zoned areas of Chelan County for years and should not be allowed to continue or rewarded with the act of grandfathering. These absentee owners have shown little regard for the county or communities within. They make a quick and easy profit to subsidize their additional properties while burdening their neighbors with the actions and consequences of the revolving parade of transient guests.

The STR owners defend their illegal actions as an economic and tax benefit for everyone. They argue that no one has enforced the rules for years therefore they must be allowed to continue. Then they talk constitutional infringement of their property. You have received many letters, emails, reports and studies debunking these arguments and do not need me to repeat the fault of the owners positions. Cities, towns and counties all over the United States (and world) have banned STRs, requiring the property to be a primary residence or owner on site through the transient guests stay. Chelan County is well within their rights to do the same. Please do not be swayed by the STR syndicate's threat of litigation.

Please take these thoughts into consideration as you, the planning commission, shape our county for decades to come. Legal, responsible businesses are vital to any community but the unchecked proliferation of illegal STRs in residential areas must be reigned in.

Thank you for your time.

Regards,

Jeff Janssen

From: [George Wilson](#)
To: [CDPlanning](#)
Cc: [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)
Subject: [CD Planning]Short-term rentals- a simple resolution
Date: Sunday, June 14, 2020 9:09:47 AM

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

Members of the Planning Commission

Thank you for the many hours you've put into researching and debating this issue- I'm sure it can be tedious.

The reason you're now tasked with this process is that the County has not done it's job. The County Code (11.04.020) is explicit and unequivocal- commercial lodging facilities are not a permitted use in areas zoned residential, period.

Because this has not been enforced the apparent thinking of the County to make is to make the problem go away by making legal what has been illegal. I suspect this is due to the fear of litigation by STR owners, which is probably what will happen if that faction does not prevail. Consider though- the County says they have not had the resources to enforce current code which is straightforward, unambiguous and easy to understand: you can't do this in this given area. Now they want to replace that with code that says you can do it but with these 30 pages or whatever of rules, filings, density, inspection and compliance requirements. If the County could not enforce a

straightforward yes or no rule then how in the world do they expect to enforce this administrative albatross they seem determined to adopt. The legal actions would be never-ending, again by STR owners who are shut down by arbitrary density requirements or other compinace grievances.

Please consider: Every STR has an immediate and powerful impact on the 4, 5 ,6 or however many homes that surround it; noise, disrespect of property boundaries, parking congestion, and the intangibles of losing neighbors and gaining transient weekend visitors.

STR owners do not have a history of being involoved in their communities while too many of our long-time residents and neighbors that do feel that sense of community and have given so much to us all have lost the desire to be here because of the loss of sense of neighborhood- they are now surrounded by STR's.

Many homes now marketed as STR's could be homes to families in our area- families of workers and involved citizens that cannot find

affordable housing in our area. Being satisfied with the return on investment of having a long-term tenant is not acceptable to the STR owners, they want the \$200/\$300/\$400 per night.....

Please do what you've done before- send this back to the county commissioners with a simple message: Enforce the code as it exists. It's reasonable and accomplishes what zoning laws are meant to do- keep incompatible uses apart, each in their own area. Commercial lodging facilities do not belong in residential zones.

Respectfully-

George Wilson, Lake Wenatchee

From: [Mike Pirotto](#)
To: [Jim Brown](#); [CDPlanning](#)
Subject: [CD Planning]Short-term rentals
Date: Sunday, June 14, 2020 6:11:06 PM

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

Director Brown and Planning Commission,

The Cougar Creek Fire threatened the Lake Wentachee/Plain Community, as well as other areas of Chelan County two years ago. There were two town hall informational meetings that were held in Plain. A total of seven different families approached me who were staying in nightly rentals at the time. Six families were from the west side and one family from Nevada. They were asking for information about evacuation stage level meanings, what the evacuation routes were, and where they could find more information if things got worse. Fortunately, there was time to answer their questions and provide them with the requested information in an attempt to lower their anxiety levels.

If the Cougar Creek Fire had acted more like the Camp Fire in Paradise CA, then things would have been much worse for these families, as well as for others in the area. These renters would not have known what to do, when to do it, and where to go if they would have had to evacuate at a moment's notice, and the results would have been more dire.

Lake Wenatchee Fire & Rescue would like to make the following recommendations when considering the nightly rental ordinance:

1. Provide easy access to a map of evacuation route(s) from the immediate neighborhood and major roads in the area leading to a State or US highway in the event of an evacuation.
2. Provide a written explanation of the three evacuation level warnings used by the Chelan County Sheriff's Department. Provide information if your local community has an evacuation siren, and what to do in the event it sounds.
3. Provide sources of information in the nightly rental where emergency information can be obtained such as Facebook pages, media sources and business phone numbers/websites for local emergency services.
4. Provide written information in the nightly rental as to when campfires are prohibited per County code.

We think these are sensible low-cost measures that can be easily instituted to address life/safety issues for nightly renters and their families. We would like to believe people on both sides of the rental ordinance issue think these ideas are reasonable.

Lake Wenatchee Fire & Rescue thank you for the work Chelan County has been doing on this topic for the last 20 months.

Sincerely,

Mike Pirotto
Firefighter/EMT
Ready, Set, Go! Coordinator
Lake Wenatchee Fire & Rescue

From: [Craig Hinman](#)
To: [CDPlanning](#)
Subject: [CD Planning]Written comments re: Short Term Rentals Hearing
Date: Monday, June 8, 2020 12:05:12 PM

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

Craig G. Hinman
215 Lois Lane
Leavenworth, WA 98826

8 June 2020

Chelan County Planning Commissioners

Subject: Planning Commission Special Public Hearing on Short-Term Rentals

1. Thank you for the opportunity for public input and for being committed to addressing this issue. I am fully aware there are two sides to this issue, yet I feel the impact on the local community, those who live here and contribute directly to the community, has been marginalized in the past. I commend you as Commissioners for stepping into this issue and letting our community have voice into the process.
2. In a separate letter, my wife has articulated quite well the impact on those of us who live here year round – noise and light pollution; disregard by renters on fire bans and impact of their activities on others; and a minimal desire by absentee owners to consider their impact upon those who live here year round. I won't repeat the details of the real time examples she gave that are compromising the peaceful, cooperative, rural environment that is being lost.
3. Having reviewed the proposed three tiers, I have serious reservations. **Absentee owners cannot properly oversee Tier 2 and 3 activities** and these are the ones that have the most potential of abuse.
4. If it is decided to go ahead with Tier 2 and 3 proposals, despite these real concerns, then the minimum acceptable alternative would be **mandated local management of any of these dwellings, with the local management people and the owners held accountable for the activities in the rentals.**
5. My personal recommendation and support is for only Tier 1 STR properties in residential zones, **to include Rural Residential Zones.**
6. If a Tier 2 or 3 owner wants to rent their property in a residential zone, it must be a long term rental.
7. **I oppose transferrable STR permits and I oppose any effort to grandfather existing STRs.** Most existing permits are granted in violation of existing regulations which do not allow short term rentals in residential zones. If

necessary, a sunset provision of 1-2 years must be applied to all existing STRs.

8. Thank you again for the time and effort you are all expending in trying to reach an enforceable, equitable ruling that protects our communities from outside commercial enterprises who display little common courtesy and respect for the impact on and interests of those people living here whose community is being hijacked by these out of community interests for their self focused, personal gain.

Craig G. Hinman

509-590-6827

From: [Dean](#)
To: [CD Director](#); [CDPlanning](#)
Subject: [CD Planning][Possible Spam] STR Objections in Leavenworth Area
Date: Sunday, June 14, 2020 4:18:24 PM

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

Dean Johnson
1326 Dempsey Rd
Leavenworth, WA 98826

June 14, 2020

Dear Administrators:

Testifying from awful STR neighborhood experience for twelve years on Dempsey Road, I very strongly request your support of control of STR's in residential zoned areas.

- * Is it already against the law for hotel/motel-like businesses to function in residential zones?
- * If so, how can "grandfathering" be permitted?
- * If not, at the very least, insist on owner occupied structures only for STR's to help control noise, traffic, garbage, trespass, etc.
- * What is the cost to County budgets for STR's? One summer we on Dempsey Road had to call the sheriff twenty-six times re noise from one STR!
- * If not, help control the adverse effects by limiting overnights per year of allowed STR rentals, such as twenty to thirty.

This is intentionally short and to the point so you have time to read it. Please consider the loss of the sense of home for us full time, invested residents who have been living for years in neighborhoods where subsequently STR's moved in.

Sincerely,
Dean Johnson

From: [Mike Stanford](#)
To: [Bob Bugert](#); [Doug England](#); [Kevin Overbay](#); [CDPlanning](#)
Subject: [CD Planning]short term rental public comment
Date: Saturday, June 13, 2020 10:05:14 AM
Attachments: [rental comment 2020.pdf](#)

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

Hello:

Please find enclosed a comment on the short term rental issue

Thanks for all your effort and time on this important issue. !

Mike Stanford
509-670-7428



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [William and Deborah Hartl](#)
To: [CDPlanning](#); [Kevin Overbay](#); [Doug England](#); [Bob Bugert](#); [Jim Brown](#)
Subject: [CD Planning]short term rentals
Date: Friday, June 12, 2020 9:48:42 AM

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

My name is William Hartl and I live in rural Chelan county just south of Leavenworth (Fish Hatchery area). We are in zoning RR5 and RR10 I believe. There are several short term rentals in our neighborhood. I do not support allowing short term rentals in residential areas like ours. People who use short term rentals often come to Leavenworth to Party. They are loud, often late at night. Sometimes they trespass or their dogs trespass. In general the problem ones have no respect for neighbors or the neighborhood. They have no ownership in the quality of life of the neighbors. Traffic can also be significantly increased when multiple parties or families rent the same place at the same time. We have a private shared access road.

You may not fully understand the problem until a short term rental is developed next to your house. I'm sure you would be upset too.

Thanks for listening.

William Hartl