

RE: Nightly Rentals - Okanogan County - Methow Valley District

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OKANOGAN COUNTY
PLANNING & DEVELOPMENT

Date: Mon, 28 Mar 2016 16:09:57 -0700 (PDT)
From: Central Reservations <info@centralreservations.net>
To: ldavidson@co.okanogan.wa.us

Thanks for your hard work and acceptance of so much public input....everyone involved.

Important points to consider in the expansion of licensing for nightly rentals are as follows:

1. The fact that there are international vacation home lodging web sites, should not give approval for every homeowner to run their home as a business in the "world at large" and the Methow Valley in particular. It is very simple to contact owners or the website to require licensing, or have a home removed. When a home owner signs up to advertise a property on VRBO or Air B n B, they agree that they "meet all zoning and licensing requirements" which absolves the online company from responsibility. We strive to follow the letter of the law, and believe that those homeowners who jump through the hoops and pay for licensing should be honored...in other words, there should be contact with those operating without permits to have them come into compliance or "cease and desist".
2. Governing covenants and restrictions on the property or in the neighborhood take precedence on whether a home should be allowed to be a nightly rental. Home owners are aware of these restrictions when they purchase a home, and it should not come as a surprise. Many full time residents do not want there to be transient housing guests coming and going at a nearby or neighboring home. We have been very surprised by this, but understand this....we had a home out Wolf Creek that would have been the perfect nightly rental, but all neighbors were in opposition.
3. Coordination between the Okanogan County Public Health Department and the Planning Department to be sure a home is allowed to be a nightly rental is essential. In other words, a home owner should not be issued the Health permit without being able to get planning approval. This is in the works, thank you!
One question about this, is whether homeowners who have a Health Permit, who are not zoned appropriately will be allowed to continue to operate. One would hope not.
4. Neighboring counties with no regulations concerning nightly rental businesses suffer from neighborhoods where "nobody is home"....and "nobody lives there". Originally we were expanding into Leavenworth and Chelan areas, and on field trips there, it seemed like 2 out of 3 homes were rented nightly with no licensing, zoning, or hot tub/swimming pool regulations.
5. The Methow Valley already has a severe housing shortage for residents who live and work here full time, as well as visiting crews who are seasonally working on projects (Salmon Restoration, Forest Service Trails, etc.) Regulation is a good thing to keep our community vital and alive.

Kyrie Jardin &
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Central Reservations, your Methow Valley lodging source since 1982...keep it local!