

Lauren Davidson

From: Perry Huston
Sent: Monday, May 16, 2016 8:24 AM
To: Angela Hubbard; Lauren Davidson
Subject: FW: OCPC NR Zoning Code. 5.1.16
Attachments: OCPC NR Zoning Code. 5.1.16.doc

From: John Willett [<mailto:johnwillett@embarqmail.com>]
Sent: Saturday, May 14, 2016 12:11 PM
To: Planning
Cc: 'John Willett'; Perry Huston; Ray L. Campbell
Subject: OCPC NR Zoning Code. 5.1.16

Perry and Ray,

Please forward this to the Planning Commission for its inclusion in the new OC Zoning Ordinance suggestions.

Thanks for all your hard work and help on this NR code.

Happy Trails
jw

Okanogan County Planning Commission
Okanogan, WA

5/1/16

Commissioners,

Ref; Okanogan County Nightly Rental Ordinance; 17A.270

I first want to thank the staff of the Planning Dept., the OCPC and the OCBC for seeing the need for a Nightly Rental Ordinance in the new Zoning Code for the Comp. Plan for Okanogan County.

I, as the V.P. of the Methow Valley Lodging Association and a legal Nightly Rental owner since 1992, have been working on getting a good fair competitive safe 'Nightly Rental Ordinance' reinstated to the Zoning Code since the old NRO sunset in the late 1990's due to a communications misunderstanding by a Methow Valley Advisory Committee during a rewriting of the code.

After years of communications with Planning staff and legal 'Tourist Accommodations' owners I wrote the first draft for the Planning Dept to jump start the new zoning code process last year. It has since morphed a bit in compromising with most of the other owners of TAs from my first draft. It is not perfect, as most laws are not, but, as I read it, it will level the 'playing field' and protect our customers and neighbors from unscrupulous people that have and will take advantage of the legal system and try to avoid being true supporters of the infrastructure and businesses that fuel NRs and TAs.

There is one thing, though, that I do think needs your attention and authorization in the NRZC that rewards the people and owners of NRs that followed the laws from the beginning for NR permitting. That is to 'Grandfather" these NR businesses that got Planning Dept. approval and went through the CUP process before the sunset of the Planning Dept. permitting in the 1990's. There are about 15 of us that did this process and paid annual renewal fees to OCPD up until the OC Courts ruled the NR zoning code had expired. The new code that we are currently writing, in my mind, is just reinstating the Planning and Health Permit requirements that we had to go through to get our original permits from OCPD and OCHD in the early 1990s.

Consequently I would prefer not to have to take the time and money to have to go through something I already have gotten, that went away because of a technicality and that I have worked so hard for the past 15 years to reinstate, so that the NR Business is legal and is competitive with other TA businesses.

My suggestion is for a addendum to 17A.270 chapter and .020 subchapter; All Nightly Rentals permitted by OCPD and OCHD previously to the sunset of the NR Ordinance, that kept their permits current up until the OCC case concerning OCPD permitting of NRs, do not have to obtain a new CUP and will be deemed legally permitted and approved, but will need to renew their annual OCPD and OCHD permits as stated in this chapter to continue their legal status forward.

Thanks so much for your work and attention to this matter.

Happy Trails,
John Willett