

**Lauren Davidson**

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**From:** jimvde@comcast.net  
**Sent:** Monday, March 28, 2016 10:13 PM  
**To:** Planning  
**Subject:** Feedback on Changes to the Okanogan County Zoning Code

Members of the Okanogan County Board of Planning Commissioners:

I call for you to reject the proposed changes to the Okanogan County zoning code that would allow conditional-use permits for nightly rentals.

The present system that uses nightly rental permits for units within planned developments works and has a long history of working. My wife and I have rented our home in the Foster Guest Ranch Planned Development for years. The present system works for guests, rental agencies, the county, and renters.

My concerns about conditional-use permits are as follows:

1. If conditional-use permits are adopted, the process of nightly rentals could become chaotic and unworkable.
2. Compliance enforcement with conditional-use permits could be very difficult.
3. These new permits could threaten the business climate in the valley, and potentially the valley's culture.
4. Current businesses that rent on a nightly basis could go under if high numbers of conditional-use permits are issued.
5. Homeowners who rent could see a significant drop in their rentals.
6. The cost to residents renting homes in the valley could increase dramatically, making a bad housing situation worse.
7. More nightly rentals could affect the nature of residential neighborhoods.

Please reject these changes.

Sincerely,

Jim van de Erve