

Richard Philip Goranson - Susan Craig Goranson

316 Railroad Ave. East - P.O. Box 303

Skykomish, WA. 98288-0303 - ph #360-677-2222

To: The Mayor and Town Council of Skykomish Washington.

Re: Short-term rental ordinance

October 10, 2019

Dear Mayor Sladek and Councilmembers,

We have followed with interest the drafting of the proposed Skykomish short-term rental ordinance. While we remain neutral on the passing of the ordinance, we do feel that the Mayor and Council should consider what may be some of the repercussions of converting residential property to commercial use. While it may be too late to stop the growth in B&B rentals in our area, we feel that if short-term rentals are to be allowed, they should be required to follow the same guidelines and regulations as equivalent commercial facilities. The Innkeeper law in the state of Washington is quite different than the Landlord-Tenant laws. And we know from experience that working with the general public is quite different than working with an established long-term tenant.

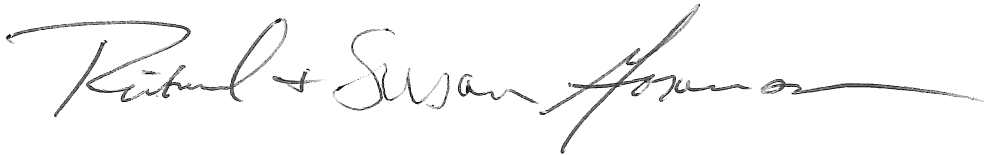
Many of the duties of the innkeeper will have to be handled by what we assume is an off-site person. The enforcement of the applicable regulations will have to be assumed by the Town of Skykomish. There will probably be tax collection, liability and insurance requirements as well. Others complications will probably arise, some may require law enforcement. There could be additional costs incurred by the Town. We feel that these are just some of the items that the Town should consider before finalizing a new ordinance allowing short-term rentals in private homes.

We would also like to draw the Town's attention to a detail we feel has been overlooked. There are a few additional dwelling units (ADU) that have been already approved by the town of Skykomish. While we cannot speak for them all, we can tell you that in our case we have always followed the existing laws concerning zoning and retail short-term rentals. In other words, we have not rented our ADU out as a short-term rental, ever. We did not feel that the existing laws of Skykomish provided for that option. However, IF, short-term rentals will be allowed within Skykomish's city limits, we feel that some consideration should be made to those who have followed the rules, been inspected, and are already paying two times the town's residential utility rates. It doesn't seem equitable to have a commercially used, short-term rental, paying the same (or less) for city services than those people who are using their home as a residence.

As far as safety is concerned, if there are two dwelling units on the property, there would likely be more on-site control and management of the short-term renters. Thereby protecting neighbors from some of the impact on their private residences. In our particular case, our ADU has been inspected by the Town of Skykomish, the electrical system has been inspected and approved by the state and we have provided a flood elevation certificate to the town among other items. If the inspection process is this arduous for a rental ADU, one would think it would be at least that extensive for a short-term rental commercial use. Commercial housing was significantly more regulated, when we ran the SkyRiver Inn as a commercial endeavor. We did not mind the extra regulations then, nor do we now, we just want those requirements to be applied evenly. One would like to think that if you already fulfilled those requirements and followed the prior rules, you would have 1st access to a short-term rental permit, especially if they are to be restricted in number.

We appreciate your consideration on these matters. We hope the Town will be able to come to an equitable solution for all parties.

Sincerely,

A handwritten signature in cursive script that reads "Richard + Susan Goranson". The signature is written in black ink and is positioned above the printed name.

Richard and Susan Goranson