

**From:** [Beth Rossow](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals  
**Date:** Tuesday, November 21, 2023 10:14:17 AM

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Hello,

I just filled out the online survey. I am so glad to see there is an advisory board working on this issue. Thanks for generating the survey and reaching out for public input.

I represent Totten Shores Property Owners Group which is not an HOA. We do not have HOA in Totten Shores. But we have a strong community of lifelong residents, many of us here since childhood. Totten Shores originated in 1951. We formed a group to hire an attorney, pooling our funds, to stop Short Term Rentals in Totten. We got very committed to the campaign after experiencing a terrible summer in 2022 because of just one listing for a Short Term Rental. We are now a group of 30 residents fighting to preserve Totten and keep all Short Term Rentals out.

We were able to shut down that one listing in our neighborhood for a bevy of violations including no license with DOR, septic not approved for a guesthouse, no building permit for the structure.etc.. Cost us \$3500.00 hiring an attorney to fight it and protect our deeds of title. In Totten, our deeds are running with the land with specific restrictions listed for 'No lodges. No Public resorts, or amusements.' But we know the antiquated terminology is not enough to really stop Short Term Rentals without a judge deciding it. We hope to avoid an expensive lawsuit.

If Mason County Planning could do something to prevent Short Term Rentals and stop this threat to the integrity of communities like Totten it would solve our problems into the future. We believed that Short Term Rentals were in violation of Zoning codes in our neighborhood already. Is that not the case?

I noticed in the survey the questions about financial boon to the county by allowing Short Term Rentals. I see no benefit to county coffers. Maybe the Casino and Olympic National Park will benefit but not many tourist dollars are spent in Shelton. Most people renting a house for a weekend bring their own food and just hang out or have parties. Not going out on the town in Shelton. The state can gain in Taxes paid by the business, if the owners comply. But many who list Airbnb never get a business license at all.

We have a Private community park in Totten Shores that is jointly owned by all residents.. We all pay extra property tax for the shared park. Seeing it listed online worldwide with photos, making our park beach a tourist destination for the profit of one resident, at the expense of everyone else, was an outrage. At the urging of one resident sudden trouble was brought upon us. Upsetting incidents started occurring immediately.

Traffic from the Airbnb added up to over 500 additional visitor use cars coming and going on our small 2 mi. one lane road in just 3 months. Fast drivers. Not residents. There were not 500

guests, but the cars coming and going and party cars added up to that. That is a lot of impact. It was quantifiable for me to personally count cars passing my house. I kept count of cars that I did not recognize. Then followed to see where they went. I know every resident in Totten and know their cars. With only one Airbnb it was easy to find the unfamiliar cars parked there to verify my count.

In our situation the Airbnb exposure we had from just the one Airbnb listing created disturbances we'd never imagined. I've lived in Totten for 50 years. Because of one Airbnb suddenly there was Fast traffic. Strange dogs off leash. Strangers abusing our park amenities. Litter. Trespassing on private beaches. Strangers digging clams and pulling necks off of valuable geoducks on our private beaches. Driving on the beach. Ignoring all rules we uphold. Filling up garbage cans with travellers trash. Additional daily use of porta potties we pay for as a community for resident conveniences, not used often, had to be pumped twice as frequently throughout the summer. It's not meant to be a public park. Just us. Mostly old senior citizen volunteers maintaining the park. But the Airbnb guests did whatever they wanted, knowing they'd be long gone before we could press charges. Some did not speak English to even read rules we had posted. Attitudes of entitlement because they'd paid to come to a beach. But they are privately owned beaches! Sheriff did not respond to calls about trespassing that we made.

Thanks for reading this long-winded, in depth account of our experience. We would love to be involved in meetings or possibly meet with your advisory board before final decisions are made. It really matters to us. We see this as a crucial turning point. If Short Term Rentals take over, our Totten Shores community will be lost beyond recognition. Many communities Nationwide are in the news banning Short Term Rentals. If we can stop it here, we want to do all we can to make that happen.

Sincerely,  
Beth Rossow

**From:** [Steve & Vicki Wilson](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rental survey  
**Date:** Sunday, November 26, 2023 10:59:04 AM

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Hi Marissa ~

Thanks for getting back to me last Wednesday to ask about my questions regarding the STR survey.

On first read, I had some comments about the construction of the survey itself, but when reviewing the document before making any entries, I found I wasn't able to go back to the beginning of the survey after reaching the last page. At that point, access is blocked. Not being able to take a second look at the survey, I'll withhold comments on it other than to say it's inconvenient not to be able to look at the survey in it's entirety before submitting answers.

Moving on to the intent of the survey, I want to express concern about impacts we have seen due to short term rentals (meaning up to monthly). I'm responding both as a shoreline resident in the Arcadia Point area, and a shellfish business owner in the South Sound area including multiple farms in Totten Inlet. We have lived here since 1986, and the business has been in operation since 1999.

Our experience as homeowners comes from near-by property owners making their homes available for people to use as Party Central. Late night parties that go until early morning, music full blast with open doors until early morning, fights - we've heard it all. Too many short term occupants don't realize or care that they are staying in a neighborhood (even though it's along the waterfront) and not a resort.


As shellfish business owners, we both own and lease tidelands along the Totten Inlet shoreline. We understand the Public Trust Doctrine allows transit across private tidelands (and in fact we encourage beach-goers to walk through our farms to learn about aquaculture), however we have found that upland property owners with beach access may fail to inform their renters that most tidelands are private and digging shellfish on private tidelands is illegal. And poaching from a commercial farm is definitely a criminal action.

Our preferred solution would be no short term rentals, but that's probably unrealistic. However, what has become obvious to us is problems are much, much, more difficult to correct when absentee owners rent out their properties. Absentee owners are hard to track down, fail to respond, or have contracted with a commercial rental company that ignores complaints entirely. Owners who remain on-site can be more easily contacted by neighbors should the need arise, and are subject to the peer pressure of the neighborhoods they live in.

Perhaps eliminating absentee ownership of short term rentals is something to consider.

Thanks,  
Steve Wilson & Arcadia Point Seafood

240 SE Arcadia Point Rd  
Shelton 98584



**From:** [Beth Rossow](#)  
**To:** [Marissa Watson](#)  
**Subject:** Journal article Dec. 7, 2023 issue.  
**Date:** Saturday, December 9, 2023 2:51:32 PM

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Hi again Marissa,

This is Beth of Totten Shores.

After reading the article in The Journal I have another comment to add. The article suggests that the income potential of managing a Short Term Rental may ease the financial burden of shoreline owners by off setting property taxes with Short Term Rental income.. Yes, for the owner of the Short Term Rental there is certainly added income that may be used to help with other expenses. But meanwhile, as residential homes are being used as vacation rentals, the properties are being sold and developed at inflated prices. Short Term Rental income potential attracts a different sort of buyer. Big investors can see the profit to be made. Developers come in with millions to invest. Real Estate agents promote this by advertising the Short Term Rental income potential of shoreline homes. Profit for one at the long term expense of the whole community is not helping lifelong, tax paying residents many who are Senior Citizens on fixed income, in Mason County. All property owners bear the increasing property tax burden.

Property sold for Short Term Rentals is making the financial burden of affording property taxes worse. But obviously with the increased property taxes there will be an ever increasing income to the County from the collection of higher property taxes.

The assessor bases property taxes on prices paid for property bought and sold among other things. It should be illegal for residential homes to be sold to investors interested in Short Term Rental businesses which ultimately and inevitably raises the property tax for every other property owner in the Shoreline community. I hope this is in no way a primary objective of Mason County Planning Dept. That would be a low blow in an important project like this. You can make a difference in the future integrity of so many communities. Your decisions will determine priorities that will shape or destroy the communities we love. If Short Term Rentals in Shoreline Communities are banned by strict Zoning restrictions much distress and conflict will be prevented. We are counting on your careful consideration of our quality of life and financial burdens we will suffer if Short Term Rentals are allowed in Totten Shores.

Sincerely,

Beth Rossow

**From:** [Larry Keene](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Monday, December 18, 2023 3:00:24 PM

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I would love for you to add my comments to the record! Thanks so much. Also, I'm available to speak to the commission about my personal experience, as I share a driveway with an Airbnb house and have renters for neighbors all year.

Larry Keene

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**From:** Marissa Watson <MWatson@masoncountywa.gov>  
**Sent:** Monday, December 18, 2023 11:09:51 AM  
**To:** Larry D Keene [REDACTED]  
**Subject:** RE: [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website - Hello,

I have added your name to the notification list for this project. Did you want the message that you also included added to the record for review by the commission when the time comes?

Thank you,

Marissa Watson  
Senior Planner | Long Range (available Monday - Thursday)

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

**From:** [REDACTED] >  
**Sent:** Sunday, December 17, 2023 3:07 PM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -

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From: Larry D Keene  
Dept Sent To: Marissa Watson

Message: My wife and I own property on the south shore of Hood Canal. We share a joint use driveway with a home that rents to Airbnb customers. Although the home is zoned as a 2 BR septic system, we have had as many as 10 adults spend the weekend next door. They routinely block the driveway and therefore access to our property. They list their property as "Oyster Haven" on their Airbnb ad, which is harmful to the Lynch Cove fishery. Not only have we not harvested any oysters from our beach in over 2 yrs (our entire fishery was killed off due to record high temps in June, 2021), but the renters next door are poaching what little shellfish there are from our property. Something must change to regulate this out of control industry and to protect neighbors' property rights. I'm sure the owners ask them to be respectful, but that's not what's happening. My next step is to place a gate across the driveway at the property line. It's a shame. We've owned our property 7 yrs!

, but this recent change is horrible for neighboring homeowners.

**From:** Eric R Jackson

**To:** Marissa Watson

**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website  
-

**Date:** Sunday, December 31, 2023 9:35:56 AM

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From: Eric R Jackson

Dept Sent To: Marissa Watson

Message: I feel strongly that there should be restrictions and control over short term stay rentals in Mason County.

We now have 3 short term rentals around our house and a 4th being planned. A healthy residential neighborhood should have single family homes occupied with full-time or mostly full time residents. Please implement controls to retain livable wage housing and sense of community in our area. We have delt with Airbnb 3 times already due to loud events. As I write this the AirBnb has 4 vehicles parked around a small 2 bedroom house that only costs \$100/night. There are obviously more than 5 people in this house (AirBnb limit for this home) which means they each pay less than \$20/night, much less than a cheap hotel. Having 3 AirBNBs on Walker around our house does not do anything good for us or Mason County.

I looked at this for some rule ideas <https://us-east-2.protection.sophos.com?>

I think this is an important one. People should not be able to operate these as a fleet business, it should actually be a home they use. I think this is the most important rule to implement. Our neighborhood is not a resort.

Primary Residence: The host must prove that the apartment or home is his or her primary residence, meaning that they live there for more than six months of the year. Proof of identification (including a Photo ID) and residence will be required to register any short-term rental property online. Consult the Administrative Guidelines for a list of acceptable documents. Please add these comments to the record.

Eric Jackson

1924 Walker Park Rd.

TO Mark Neary, Mason County Administrator  
Kell Rowen, Administrator, Community Development

FROM Constance C. Ibsen, co-Chair, Lower Hood Canal Watershed Coalition

DATE July 5, 2022

SUBJECT Toward Adopting a Mason County Short Term Rental (STR) Ordinance

The Lower Hood Canal Watershed Coalition (LHCWC) is pleased that a short term rental ordinance is being considered.

It is essential that short term rentals, just as other home businesses such as day cares, have enhanced oversight of onsite septic systems because of the potential for overuse.

As the ordinance develops, LHCWC encourages the County to include the need for an annual inspection by a certified septic inspector to help ensure the surface and marine waters are safe for visitors and residents and limit damage to water dependent industries and cultures.

LHCWC is happy to provide input as the ordinance develops.



TO Marissa Watson, Senior Planner  
Mason County Long-Term Planning

FROM Constance C. Ibsen, co-Chair  
Lower Hood Canal Watershed Coalition (LHCWC)

DATE December 12, 2023

SUBJECT Short-Term Rentals—LHCWC Recommendation on Septic Maintenance

As the Mason County Short Term Rental proposal develops and is out for public comment and new discussion and information are brought forward, the Lower Hood Canal Watershed Coalition (LHCWC) had revised its original recommendation submitted July 5, 2022 to Mason County Planning.

At the November 28, 2023, Mason County Board of Health meeting, LHCWC co-Chair Ibsen presented the change LHCWC had made to its previous Short Term Rentals recommendation adding the word mandatory. *"The Lower Hood Canal Watershed Coalition recommends that the proposed Mason County Short Term Rental ordinance includes mandatory annual septic system inspection."*

After review of the November 28, 2023 Board of Health discussion on Short Term Rentals, [view starting @ minute 27.19, <https://masonwebtv.com/archives/54620> ], on December 11, 2023 LHCWC revised its recommendation again. The added new language to the one-sentence recommendation appears in **Bold** below.

*The Lower Hood Canal Watershed Coalition recommends that the proposed Mason County Short Term Rental ordinance includes mandatory annual septic system inspection by a Mason County-certified septic system professional.*

Thank you for your consideration.

**From:** [Beth Rossow](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Vacation Rentals Review  
**Date:** Tuesday, February 6, 2024 3:05:18 PM  
**Attachments:** [image002.png](#)

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Hi Marissa,

Thanks for the excellent presentation today. Thanks for keeping me informed. I will discuss the meeting with our Totten Shores Group before summarizing our opinions.

Two points were glaring to me: 1) regarding how STRs may offset the high property taxes for waterfront homeowners. This comes up frequently as an argument for allowing STRs because they offer benefit to homeowners by offsetting property taxes with income they can generate by listing STRs. Meanwhile it is the STR market potential that has raised our property taxes dramatically due to purchase prices of investors effecting our assessments. Along with the limited availability of waterfront property. It is infuriating to pay the increasingly higher taxes only to be faced with trespassers, neighborhood conflicts, hiring attorneys to defend our land, combating environmental issues, destruction of cohesive communities, battles on our private beaches, poaching private shellfish beds, STR activity is ruining our summer enjoyment on our own land. We breathe a sigh of relief when the season ends! Seeing the chart of shoreline residents using their homes as STRs compared to the preponderance of homeowners that are not currently doing it and many of us who will never consider it, underscores my point. Our higher taxes and less quality of life on our land is not the Thank You we'd hope for from the County Officials making these decisions. We've been paying our taxes religiously for 4 - 6 decades. My Property Tax is now 10 times what it was in the early 90's. My property tax now exceeds the original price I paid for the property itself. My original property cost ½ of the current yearly property tax. Granted it was purchased 40 years ago, but it adds up. I own 4 lots in Totten Shores. I think some provision for this unbalanced calculation of tax burden on the many for the benefit of a few should be considered.

I liked what Randy said about STRs being Hotels plunked down in the middle of neighborhoods unprepared for such business activity. That has been our experience. Especially in our privately owned park and on our narrow road.

2) The other thing that really disturbed me is the opinion that the STR platforms provide enough self governing! They do not even check to find out if it is up to code, has a business license, or has any deed restrictions running with the land in the signed titles since 1950. The free for all attitude of the opportunistic platforms make it easy for the host to list the place,

come what may, while the neighborhood suffers the consequences. This fact is why we had to pool funds and hire our own lawyers in Totten Shores.. We received no help from the STR platforms or the county at that time. Protecting our deeds of title is crucial. If restrictions are ignored and allowed it becomes null and void. If the county starts allowing STRs unregulated, without taking into account these legal restrictions, how will we have any defense to protect our communities? With that thought also came the idea that having on site hosts is the saving grace for troublesome incidents. In Totten Shores it was the hosts that were combative to all residents. The hosts were new residents who purchased specifically to list as Airbnb, in spite of the title restrictions. Because we have no HOA they thought they could bully us. It was miserable. The guests were not disrespectful but the hosts, our newest residents, were aggressive, angry, unreasonable, uncompromising, and threatening to all of us long time residents. Because we dared ask why strangers were suddenly in the park everyday we became the enemy. We encountered strangers on our beaches, lounging on blankets, securing kayaks to our bulkheads, and digging clams. The STR hosts said the guests were entitled to the beach experience they had paid for. Threatening us with Tortois Interference and lawsuits if we questioned strangers on our private property. Sheriff was no help.

Thanks for your hard work Marissa. I liked seeing you. We really appreciate all that you have done so far. I hope you will share this email with Randy and Linda especially.  
Sincerely, Beth

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**From:** Marissa Watson <MWatson@masoncountywa.gov>  
**Sent:** Tuesday, February 6, 2024 1:27 PM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** Mason County Short Term Vacation Rentals Review  
Hello All,

If you missed the Short-Term Vacation Rentals discussion with the Board of County Commissioners, it can be found on MasonWebTv <https://masonwebtv.com/archives/55451>

You can find a copy of the power point slides on the "Meeting Information" page of the project site here <https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

Kind Regards,  
**Marissa Watson**  
Senior Planner | Long Range



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(available Monday – Thursday)  
**Phone:** 360-427-9670 ext. 367  
**Telework:** 360-930-9037  
**Email:** [mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)  
**Address:** 615 W Alder Street Shelton, WA  
98584

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**From:** [Michael Rinabarger](#)  
**To:** [Marissa Watson](#)  
**Cc:** [ISHOA Board](#)  
**Subject:** Re: Mason County Short Term Vacation Rentals Review  
**Date:** Friday, February 9, 2024 10:25:49 AM

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Marissa,

Yes, if you would. We have an owner in our community on Harstine that rents out his front yard to campers. Our concerns are sanitation, fire safety, and the fact that our community insurance provider has, and is considering canceling our policy.

Because of rulings by the state Supreme Court, we cannot deny the right to offer STR's. We see the only option is to properly regulate, and you can see that the four counties, offered as examples, the efforts to do so.

In addition, Mason County must have the ability to collect the necessary fees to support the enforcement of any proposed regulations.

I do appreciate the opportunity.

Many Thanks

Mike Rinabarger  
Sent from my iPad

On Feb 9, 2024, at 9:19 AM, Marissa Watson <MWatson@masoncountywa.gov> wrote:

Hi Mike,

Thank you for the feedback.

I have a few emails from other citizens that I will be providing the commissioners prior to their next workshop, did you want me to add the concerns about the RVs/tents and insurance to the group of emails for commissioner review?

Thank you,

Marissa Watson

Senior Planner | Long Range (available Monday – Thursday)

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**From:** Michael Rinabarger [REDACTED]  
**Sent:** Wednesday, February 7, 2024 6:50 PM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** Re: Mason County Short Term Vacation Rentals Review

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Marissa,

Very impressive. I am not sure when I have seen a better prepared presentation.

One area that may or may not be clear is when a host rents their front yard out to RV's or tents.

Another consideration is how STR's affect a communities ability to obtain insurance for the common property. Our community has been threatened with cancellation due to one STR.

Please keep up the fantastic work

Best

Mike Rinabarger  
ISHOA Harstine Island

On Feb 6, 2024, at 1:27 PM, Marissa Watson  
<[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

If you missed the Short-Term Vacation Rentals discussion with the Board of County Commissioners, it can be found on MasonWebTv <https://masonwebtv.com/archives/55451>

**From:** [Jean Fisher](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Tuesday, March 5, 2024 10:06:57 AM

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Yes please, thank you.

On Mon, Mar 4, 2024 at 10:43 AM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Good Morning Jean,

I have added your information to the notification list. Would you like your comment added to the record as well?

Thank you,

Marissa Watson  
Senior Planner | Long Range (available Monday - Thursday)

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

From: Jean Brower Fisher [REDACTED]  
Sent: Monday, March 4, 2024 9:27 AM  
To: Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)>  
Subject: [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -

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From: Jean Brower Fisher  
Dept Sent To: Marissa Watson  
Message: I currently live right next door to a new air B and B. This is the 6th house in my cove to operate a B and B. I am glad to hear that Mason County is looking seriously at this invasion. Oyster Cove on Pickering Passage has been severely impacted by these rentals. The banks of the cove have been cleared for view purposes creating more erosion and mud in the cove. I do not feel as safe in Rustlewood as I once did because of all of the strangers

that come to party and vacation in our little neighborhood. My beach is no longer private as guests show no respect for other's personal property.

My address is 430 E Madrona Parkway, Grapeview, Wa.

I hope to attend any community meetings regarding this phenomenon. Thank you for your time looking in to this matter.

Received

FEB 14 2024

Mason County

### Short term rentals

I believe Mason County should not determine if a short term rental is considered a business as each property needs to be evaluated by the homeowner's CPA. For instance, when we first looked into converting our cottage to an Airbnb, I asked my CPA if it was considered a business.

The CPA replied that if you do not offer the following services, then it is not considered a business:

- 1) Provide daily maid services
- 2) Provide food services
- 3) Provide transportation services

There are strict IRS rules that govern a mixed use property (personal use vs Airbnb use). They fall under the Schedule E (rental property requirements) not Schedule C (business income) for IRS compliance. If my short term rental is losing money (expenses such as depreciation, taxes, insurance, supplies, utilities) is greater than the rents received, then I cannot reduce the short term rental loss against my long term rental properties.

Recommendation: Each short term rental needs to be reviewed by the homeowner's CPA to determine if the property is to follow Schedule E (rental property requirements) or Schedule C (business income). Mason County should not be involved in determining if a short term rental is a business.

Thanks for your consideration on this matter.

*Tracy J. Renter*

[REDACTED]

[REDACTED]



February 28, 2024

To: Commissioner Randy Neatherlin  
411 N. 5<sup>th</sup> Street, Shelton WA 98584

*Received*

**MAR 01 2024**

*Mason County*

Subject: Mason County Plan for Regulating/Taxing Short-Term Rentals

Dear Commissioner Neatherlin:

We are writing to you about Mason County's plans for regulating/taxing short-term rentals. Please help us and others like us in small developments all over the county – to protect our family-friendly, affordable, and pleasant residential communities. In our community of Totten Shores, we have relied on the covenants/restrictions in our deeds to protect us from commercialization, environmental degradation and challenges to security and safety in our rural setting. We watch out for one another and cooperate in maintaining our common property (a small park we all own, the deed for that stating that it is for the use of the property owners only, and use cannot be conveyed to others.) We do not have an HOA, and all work on the park is done by volunteers, with expenses covered by minimal annual dues. Knowing our neighbors affords us opportunities to cooperate in keeping our homes, properties, and road safe. If this neighborhood cooperation is broken down by streams of unknown people and traffic (on our narrow county road), it is not possible to maintain our safety and security without help from law enforcement (constrained in this large county with few police.)

Unfortunately, some "rogue B&Bs" have operated in violation of the covenants. (Each owner has the same covenants/restrictions on his own deed.) These experiences have upset our whole community (trespassing, stealing, poaching, verbal assaults against residents, dangers from increased traffic, – to name but a few.)

Each operator has been informed of the deed covenants. A group of property owners has pooled resources and sought legal help. One of the B&Bs did not operate the summer of '23, but no one will forget the chaos and intimidation of '22 from this operator. There is one short-term rental operating periodically, and potentially 2 more "in the works."

Now that Mason County is addressing this issue and developing a regulation/taxation plan, we are hopeful that our small community will be protected from the negative consequences of short-term rentals in residential neighborhoods.

Five areas of concern to Mason County families living in residential neighborhoods:

1. High priority: Protection of existing deed covenants and restrictions.

**If a community already has existing covenants banning boarding houses, lodges, resorts...(short term rentals), then the county's rules should not override these and force neighbors to go into court against other neighbors.**

2. Environmental regulations for building and usage requirements. Examples: septic and water systems and number of bedrooms for homes on/near shoreline properties, protection of water quality and fishery resources

3. Impact on community road system and safety for bicyclists and pedestrians from increased traffic volume, B&B clients' disobedience of speed limits, and lack of common courtesy
4. Safety and security: crime, trespassing, property damage and theft, personal assaults and harassment, noise, loss of our "Neighborhood Watch" effectiveness with increase of strangers and disrespectful B&B clients ignoring the posted rules on our common, private property and privately-owned beaches.
5. Increased costs to residents due to valuations for tax purposes, higher taxes, property insurance, legal actions and private security, and loss of privacy, destruction of the community environment and spirit as collateral damage

The pattern of large groups staying in properties that are regulated by the environmental agencies as to number of bedrooms, due to impact on the beach/water/wildlife, is clearly a huge concern. We rely on individually owned/maintained wells and septic systems and are regulated by various government entities. Our water systems/sources are fragile, especially during the seasons of B&B use.

Other communities likely share our concerns about all these issues. As property owners, we pay substantial property taxes to Mason County, including higher valuations on our properties due to our access to the shoreline. Yet, the County cannot police our neighborhood for the incidents that make our lives difficult and put our safety/security at risk. For the most part, we are a moderate/low-income community, and have provided "good housing opportunities" for many people, including long-term renters, who become part of the community fellowship. In our case, the covenants/restrictions have been operating successfully since the 1950's, with several generations of families living here on our modest-sized lots, enjoying the community spirit and rural livability. Many of our owners and long-term renters are on fixed or otherwise limited incomes. With the changes brought by B&Bs, useful residential housing stock will be diminished, and some residents could be taxed out of their homes. Allowing short-term rentals in our small community will have a huge negative impact on us all.

The short-term rental operators can find properties elsewhere. Not one of them needs to destroy our community to make money. Their clients have money to go elsewhere! The county may see short-term rentals as a potential tax source. But at what cost? Please manage this with the local homeowners' interests as a high priority.

Thank you, Commissioner Neatherlin. We rely on your personal integrity, experience, wisdom and dedication to Mason County families' best interests in this matter. We pray that you will help us by ensuring that the regulation/taxation package the commission devises will address these issues.

Sincerely,



Ward and Heidi Anderson

331 S.E. Totten Shores Drive, Shelton, WA 98584



Attention Commissioners

I would like to provide my perspective as owner and host of a short-term rental in Mason County. As the Commissioners endeavor to place regulations around how short-term rentals will be managed in Mason County, I would kindly ask that they keep all property owners in mind to provide thoughtful, fair, and balanced regulations as these will have lasting impacts here and in our surrounding communities.

After the last meeting I took the time to read every single survey response that was provided. It was clear that there are a handful of hosts who are doing a terrible job of representing the short-term rental industry. Based upon the responses it is not difficult to identify where many problems exist. Some specific communities were named.

I wholeheartedly believe that no one property owner has more rights than any other property owner. Every owner should act in the best neighborly way so that all people can enjoy and use their homes and land. There must be a certain level of decorum and respect given and enjoyed by all. I would ask the Commissioners to consider enforcing any existing laws first before enacting new regulations that may unfairly target good and upstanding hosts.

My fear is that as a good host and neighbor I will be unfairly asked to change my business to accommodate a list of new regulations that frankly will never be enough to satisfy grumpy neighbors who simply do not like the "idea" of my short-term rental. I have been exceedingly thoughtful and transparent about the lengths in which I go to ensure my neighbors are not negatively impacted by my short-term rental. I believe this is the case for many short-term rental hosts as we rely heavily on 5-star ratings. Bad host behavior is usually evident through poor ratings and those hosts are not successful long term.

Two of the biggest issues that struck me in the survey responses were concerning loud parties and septic systems near waterways. I believe that we do need common sense consequences for those who violate existing laws.

1. We have state and local ordinances to deal with loud parties. Enforce existing laws. Homes within HOA's have existing rules for noise. HOA's should enforce these rules.
2. In Mason County we are required to have septic systems inspected every year for Glendon systems and every three for gravity systems. Enforce existing rules for "all" parcels.

I am against heavy regulation surrounding short term rentals in Mason County because I do not feel that existing laws are currently being enforced for all property owners. Creating a list of new regulations unfairly targets short term rental owners when I believe that noise violations and septic violations are shared equally across the community. I do not feel that short-term rental operators should have to comply MORE with the existing laws than primary resident owners.

If you were to send the same survey and omit the verbiage regarding short term rentals, I would guarantee you would see similar responses and complaints of neighbor against neighbor. My point is that short-term rentals are not the problem. There is a lack of resources for enforcing existing laws and rules. The answer is not more rules and more regulation.

Thank you for allowing me to share a few of my concerns regarding new regulations.

Best

Lorie Thomas

Date: April 11, 2024  
To: Mason County Commissioners  
From: Tim & Lorrie Reiterman  
Re: Proposed regulations on Short Term Rentals – Comments are for the record.

We are Mason County residents since 2018, and have owned a home we built on Mason Lake since 2000. When we retired to Mason County full time in 2018, we had the opportunity to purchase the small home next door to us. It was filthy, junk in the yard, and in need of repair. We worked hard and spent money to clean it all up, put on a new roof, paint, put in a new septic and landscaping. Initially we just used it for friends and family, but due to increased taxes and insurance in Mason County, we decided to do a mixed-use rental. We have had guests from all over the U.S. and even internationally, which brings revenue to the county.

This is rental income, not “business” income, as defined by the IRS, but now it seems the County is unofficially treating this as a business (instead of personal property that it is) and wants to put in onerous rules via a “permit” requirement. **It seems to us that the whole purpose of your “permitting” is to eliminate STR’s via over-regulation, instead of implementing a few simple rules that seem to be the main issue – no partying, limit guests to septic +2, obey the quiet hours.** Your proposal will result in less tax and tourist revenue to the County, along with increased expenses for monitoring. We are surprised, and disappointed, that Mason County is considering adding so much detailed requirements, since it seems they don’t even monitor, or have the resources to act on, current other violations around the lake.

We respectfully request that the Board of Commissioners consider the positive attributes of good STR’s, appreciate the service they provide to visitors coming to the county, understand that these are personal properties (not businesses), and streamline your proposed standards and application requirements. Thank you for your consideration.

Specific Sections Comments: (Assuming you don’t just simplify the whole list)

**17.100.050** (f) - site plan – drop this unless county provides

(g) – availability – 24 hrs/day; 1 hr complaint response is totally unreasonable. Mason County fire/police/ER don’t even respond to general complaints that fast. How is the county going to have resources to monitor this?

(h)(1) – we should not have to submit records – County already gets the taxes submitted.

**17.100.060** (a)(4)- what do you mean by “Type of Short Term Vacation Rental”?

(b)(3) – current language is overreach. If you want something like this, we propose, “Applicants for permits shall notify residents and owners of property abutting or across the street from the immediate neighbors with information contained in the issued permit in (a) above.”

- drop (A) & (B) – notarized affidavit is again gov’t overreach

(c)(4)- we believe this whole list is again too much detail and overreach; however, if you are going to keep the section, we would comment:

- (A) Rules of Conduct – noise is too general, what are the County’s quiet hours? County doesn’t monitor or act on other homeowners for these issues – discriminatory?

- (D) Delete this (escape routes) – we aren’t hotels.

- (G) Delete – or allow maximum as “what fits on property driveway/parking areas”

(c)5 – Should be deleted; does county even has resources to do in reasonable time frame?

(d)3- delete requirement

**17.100.070** (a) - we believe current STR’s should be grandfathered in, and the only relevant item in this section would be (a)(1). All others should be dropped. If you keep in, suggest:

(a)(2)- 120 days from date of adoption

(a)(3) – 120 days from date of adoption

(a)(4)- delete

**17.100.080** Violations and Revocations – How is the county going to distinguish between real/valid complaints and just people complaining that don’t like STR’s? Revocation needs to be more than 3 complaints.

Mike and Shelley Glaser  
1450 E. Ballow Rd.

April 10th, 2024

Marissa Watson  
Mason Co. Planner  
Shelton, WA

RE: Short-Term Rental Regulations;  
Comments are for the record;

We are located at the end of Ballow rd. On Harstine Island and have had a vacation rental on the same parcel as our residence since 2009. This rental brings some of our greatest joy in being able to share what we have enjoyed all our lives. Many of our guests are return guests who have been coming back for years and whom we have formed relationships with.

We use the website VRBO which handles bookings, advertising, collecting monies and paying WA state taxes. We have listened to all our neighbors concerns and have implemented steps to avoid trouble. Because our rental is located in front of our home, we keep a watch on the rental. We limit our guests to 6 people and require a minimum of 2 nights stay. We have private parking for as many as 6 cars. The rental has its own septic system permitted through Mason Co. and is on a 2 party water system shared with our residence. We have rules and guidelines posted on the website as well as inside the rental and in a welcome book. We educate our guests on neighboring shellfish farms and show them the designated crossing and restricted areas. We have obtained permission from our neighbors for guest crossing on designated areas of their beaches.

Many vacation rentals in our county are owned by individuals like us who are using the rent to subsidize their income and retirement. We hope that any regulations will be affordable and feasible for these people to maintain their business. We also hope that you will remember that many of these people use their rentals for their own personal use. In our situation where we have our rental on our residence parcel, we hope to be able to continue to have the same benefits as our neighbors in using our property for our personal use for family gatherings Etc. without rental restrictions applying to said use.

Our family has farmed shellfish on our beaches for generations. We continue to maintain a shellfish farm on our beach located in front of our vacation rental. We spend considerable time on our beach and it has been our observation that any trespassers or poachers have been either outsiders looking for beach access or people wandering from the nearby state parks. In talking with other beach owners we have learned that this is a common problem associated with the population in general and not specific to vacation rentals.

We thank you for considering our concerns,  
Mike and Shelley Glaser Harstine Island;

**From:** [Dana Zaichkin](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available for Viewing  
**Date:** Sunday, April 14, 2024 8:48:28 PM  
**Attachments:** [image003.png](#)

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Hello Ms Watson,

Thank you again for your update, notification about the upcoming meeting, and sharing the draft STR regulations for comment. Do you anticipate that the 4/23 Commissioners worksession will be recorded for those unable to attend the meeting in part or whole?

I am providing comments by email and I grant permission for them to be included "for the record".

Broadly, my concerns and comments about the draft regulations focus on the limitations of the STVR definition (what is included as STR), protection of impacted communities, specifically HOAs, insurance requirements (silent in draft), and outdoor fire safety.

### **Section 17.100.020**

While I recognize that the STVR definition was drawn from the RCW, it is important to address STR variations such as camping spaces, RVs, moored boats or similar situations that do not clearly fall within a strict definition of "dwelling unit". I noticed the side note in the draft, but could not discern how to interpret it.

In our community, one problematic STR situation is an owner who rents a portion of one of a lot as a STR (via hipCamper platform) where guests pitch a tent, car-camp, or park a trailer/RV, without access to any bathroom or other sanitary/waste facilities. On an adjacent parcel, they have erected a yurt for STR purposes, also without any sanitary facilities and with a firepit located under trees.

Regulations should identify these alternative STR conditions in definitions and either prohibit or include them with focused regulations, assuming that the purpose of this chapter includes those objectives of minimizing impact on residential neighborhoods, public health, and life safety.

In our community, we adapted the RCW definition as follows to be more inclusive: *i) Short-term rental (STR) is defined as rental of a property or portion of a property by an owner for a duration of fewer than thirty consecutive nights, offered or provided to a renter by the owner (or operator) for a fee, and where the rental was solicited to strangers (i.e., solicitations not limited to immediate friends and family). (see RCW 64.37.010: [4], [6], [9a], [10]).*

### **Section 17.100.030**

Agree that all zoning districts should be covered by this regulation

(b) Type 2: would residing on an adjacent lot also be reasonable?

**Section 17.100.050**

(a) "qualifying structure". See prior comments about alternate STRs. This would suggest prohibition of any alternatives such as camping/RV spots, etc (OK option by me) but needs additional clarity and language consistency throughout the regulation. If it does not suggest prohibition of camping/RV/boat, then the regulations need to address safety/sanitation/solid-waste issues associated with them,

While several relevant elements are mentioned in this section (including reference to life safety in section [j]), outdoor fire safety is not and poses a significant and increasing concern in our area. Even in situations where the rental is within a dwelling, outdoor fires are not uncommon and even more so in "camping" STRs. In our community, fires are often located where it is unsafe to burn, are poorly supervised, and lack readily available water or other extinguishing means. STRs commonly occur when there are restrictions or bans on outdoor burning, yet guests often seem unaware of this and start fires. At minimum, outdoor fire safety should be included in the inspection/permitting process. Preferably, there will be explicit rules and expectations provided to guests regarding behaviors relating to fire safety, noise, beach use, shellfish harvesting, trespass, use of shared community facilities, etc that are reviewed in the permit process. The host/operator should provide guests with current information/instructions when outdoor burning restrictions are in force. (This might be relevant to the "rules of conduct" in the next section)

Liability insurance is mentioned in section (i), but this needs further development, particularly for the protection of communities that have shared resources that might be accessed by STR guests. Insurance markets are extremely volatile currently, with many insurers increasingly risk-averse and extracting themselves from markets and/or remarkably increasing rates. We have experienced this in our HOA where our insurer for over a decade is openly averse to the exposure of STRs and only through extensive communications have we reached an understanding that can expect renewal. Other insurers investigated either would not consider underwriting us or those who might were more fragmented and expensive. Please consider including additional language that if a STR operator is located within a HOA (or other community association with shared resources), that the HOA is named as an added insured on the liability policies and that proof of this coverage is provided to the HOA.

**Section 17.100.060**

(b)(3). This should be expanded to include: "If the STVR is located within a Homeowners, Condominium, or Timeshare Association, then the appropriate association board or management entity must be notified".

Also, "Yes" on the comment about updating owner/host/rental platform changes and contact information.

Thank you again and do not hesitate to reach out if you have questions or desire clarification of my comments.

Best regards

Dana Zaichkin



360 E Plantation Way

**From:** [GEORGE BROWN](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
**Date:** Thursday, April 11, 2024 2:41:45 PM  
**Attachments:** [image003.png](#)

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Thank you for the update. I intend to provide a separate concern about any short-term rentals in our quiet little off the beaten path neighborhood. I have lived in many neighborhoods in many big cities and small towns during my 89 years. A few have been unique in size, character, and location. Totten Shores is one of those, but most were similar-large and impersonal. We already had a bad experience with an AirBnB that was in violation in many ways here, from deed restrictions, to unauthorized usage of our privately and jointly-owned community park, to not even having a business license. A law firm was hired to investigate and wrote a letter to the owners outlining the violations. Please let me know if no one has provided you with that letter as it pretty clearly shows what the situation is here from a legal standpoint. We don't have to guess at how these short-term rentals could potentially impact our way of life here. An unusually large number of adults have lived here 30-40 years, a few others all of their lives. Most have invested here because of the peace and quiet, being off the beaten path, away from the public. Only a very few, perhaps some newcomers, would have viewed this as a business opportunity. My wife and I have a large 5 bedroom 3-bath home on 1 1/2 acres, ideal for an AirBnB, but once we were assimilated into the community and got to know our neighbors it became obvious that kind of business would not be appropriate in this community.

I plan on attending any of the public meetings. Prior to moving to Totten Shores I was heavily involved in planning for the creation of a "town-center-type" downtown for Bonney Lake, working with the Planning Manager, department directors, the Mayor, City Council, professional consulting firms, property and business owners, as well as interested homeowners. It's a challenge.

George Brown, 

----- Forwarded message -----

From: **Marissa Watson** <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)>  
Date: Wed, Apr 10, 2024 at 10:44 AM  
Subject: Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
To: Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)>

Hello All,



**From:** [Greg](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations ..... Input questions for the record.  
**Date:** Saturday, April 13, 2024 9:58:54 AM  
**Attachments:** [image003.png](#)

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Here is what comes to mind:

In 17.100.050 (f) (1)

"rules regarding harvesting shellfish...."Is that enough without listing a valid WDFW shellfish license required?

In 17.100.050 (g) (i)

"shall maintain primary liability insurance coverage..." if rental is part of a development, should the insurance cover damage to common area of the development, or at least have the development (or Mason Co) listed under the policy coverage? That way if they purchase insurance just to get qualified as a short term rental, they don't just cancel the coverage 2 weeks later. If the development is on the policy, they will get notice. Also will cover damage outside their property on the shared common areas.

Page 3 of 6, commented (MW17)

Along those lines, should the host owners be required to sign up for Mason Counties Code Red alert for emergencies in the area? At least have posted for renters to sign up?

The above comments in the email are for the record.

Additional question,

I would also like to inquire if the County is considering not using properties purchased exclusively as rental units when determining property values for property taxes, they should be excluded from property value comparisons. Our property taxes sky rocketed for this year and one of the recent sales used to come up with this years property tax value was a property that sold for over \$700,000 to be used strictly as a rental unit, the realistic sales value should have been around \$500,000 max. Hopefully you can get this question to the correct department/contact.

Thank you for creating these STR regulations, they are a great step in the right direction.

Greg Fellman

740 E Promontory Rd.

In a message dated 4/10/2024 10:44:36 AM Pacific Daylight Time,

MWatson@masoncountywa.gov writes:

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short-Term Rental Regulations.

You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading.

<https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

**From:** [Joyce Medeiros](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
**Date:** Thursday, April 11, 2024 8:31:32 AM  
**Attachments:** [image003.png](#)

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Dear Ms. Watson: Thank you for the email enclosing the proposed regulations for Short Term Rentals for Mason County. Question please, why wasn't WAC 458-20-166 included? This site was provided to me by the DOR regarding Business License requirements. It is my understanding, after discussing same with a DOR representative, that although many Platforms do pay most taxes collected, they do not pay the Washington State B & O tax which is the basis for the requirement that all STR hosts must have a Washington State Business License.

Thank you for your consideration and these comments are for the record.

Thank you.

Joyce Medeiros

On Wed, Apr 10, 2024 at 10:44 AM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short-Term Rental Regulations.

You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading.  
<https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

The draft regulations were formed based on what the commissioners indicated they were interested in regulating. The document also has comments in the side bar from staff with additional areas to think about when regulating and some concerns. During the brief presentation from staff on April 23<sup>rd</sup> these points will also be reviewed.

**From:** [Michael Rinabarger](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available for Viewing  
**Date:** Sunday, April 14, 2024 9:16:06 PM

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Hi Marissa,

Thank you for keeping us informed.

Reviewing the draft, and reviewing yours and Kel's comments I find that you are looking to put the best policies in place. I do, however, have a couple of comments.

1. I would recommend that you utilize a system (perhaps the same form) as your preliminary site inspection form for all potential and existing Short Term Rentals. The \$ 300.00 fee simply pays for the initial inspection and provides both the county and the operator to review suitability and expectations.
2. Within existing subdivisions, to move a lot line, combine lots, anything that might affect my neighborhood, I understand that I have to provide notification to my neighbors via the county and pay for a hearing prior to approval. Why are the same standards not required of an operator of a commercial business (short term rental) in a residential neighborhood?
3. I note that Kel has concerns as to existing staffing to perform inspections and enforcement of the proposed rules and regulations. Funding for necessary personnel must be provided if this is to work. The county has identified a new revenue source, part of this must be dedicated to permitting, inspection and enforcement .

Respectfully submitted

Mike Rinabarger

On Apr 10, 2024, at 10:40 AM, Marissa Watson  
<MWatson@masoncountywa.gov> wrote:

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short-Term Rental Regulations.

You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading.  
<https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

**From:** [Molly Lallemand](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
**Date:** Wednesday, April 10, 2024 11:55:33 AM  
**Attachments:** [image003.png](#)

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My comments are for the record – for the safety of others if these short-term properties allow pets, the rental properties should be **required** to have fences.

Thank you.

Molly Lallemand

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**From:** Marissa Watson <MWatson@masoncountywa.gov>  
**Sent:** Wednesday, April 10, 2024 10:44 AM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short-Term Rental Regulations.

You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading.  
<https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

The draft regulations were formed based on what the commissioners indicated they were interested in regulating. The document also has comments in the side bar from staff with additional areas to think about when regulating and some concerns. During the brief presentation from staff on April 23<sup>rd</sup> these points will also be reviewed.

Keep in mind this is only a first draft. It will be presented to the commissioners, then it will go to the planning advisory commission, and back to the commissioners again.

If you want your comments included in the packet for this upcoming meeting, I will have to receive them in my email by **April 15<sup>th</sup> end of business**. You can still send me comments beyond this date but they may not get reviewed prior to this next work session. Either way, all the comments will make their way to the BOCC and will also be made available to the Planning Advisory Commission once I'm given the go-ahead

**From:** [Steve Hankin](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available for Viewing  
**Date:** Monday, April 15, 2024 9:40:17 AM  
**Attachments:** [image002.png](#)

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Thank you so much for expertly managing this development process, Marissa. I have three comments I'd like to submit regarding this first draft -- all topics **\*\*missing\*\*** from the draft:

- **STRs as a full time business:** We need guardrails against the destruction (replacement) of a residential community by STRs. We have seen this happen in Washington (e.g. Ocean Shores) when properties become attractive to investors for full-time STRs. Guardrails against this can take two forms: 1) place limits on the fraction of time that the unit can be used for STR (New York City has taken this approach); or 2) place limits on the density of rentals permissible in residential areas (I believe Pennsylvania has done this).
- **Camping:** We need regulations regarding homeowners renting out their front or back yards as short term camping areas.
- **Community property insurance:** We need to require owner/operators to purchase liability insurance that covers community property associated with the rental property (typically an HOA situation).

Again, thanks, and I look forward to seeing the next revisions.

- Steve Hankin

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On 4/10/2024 10:41 AM, Marissa Watson wrote:

Hello All,

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You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading.  
<https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

**From:** [Incog1212](#)  
**To:** [Marissa Watson](#)  
**Cc:** [Incog1212](#)  
**Subject:** Re: Mason County Short Term Vacation Rental Regulations - 2nd BOCC work session April 23, 2024  
**Date:** Wednesday, April 10, 2024 10:01:00 AM  
**Attachments:** [image003.png](#)

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I applaud the commissioners for addressing the issue of STR's.

After the last Zoom workshop, I felt that all three commissioners had a mostly positive impression of STR's based solely upon their personal experience staying in STR's.

I really wish that at least one of the three had the opportunity to directly experience the negative effects associated with short term rentals. Please try to envision experiencing the negative side of the issue when drafting the STR regulations.

The once quiet neighborhoods that no longer feel like neighborhoods, because of the non-stop activity and the transient nature of short term rentals.

The spoiling of our beaches due to overloaded septic systems. Remodeled beach cabins with failing septic systems housing many more people than they were built to accommodate. For years Mason County has been trying to get a handle on septic problems and the health of our waterways. This will undue any progress made and make the situation much worse if these failing and overloaded septic systems are not addressed.

The stripping of shellfish on private beaches. There are certain groups that rent STR's solely to harvest the beaches. They show up with a large number of individuals and spend their stay harvesting as much as they can. I have personally witnessed this on multiple occasions.

While I think it is a good idea to look at what other municipalities have done in to address their STR's, I think it is more important to recognize the unique impacts associated with short term rentals in Mason County. Specifically the septic, shellfish, and health of our waterways. These specific issues are not a concern in many of the area comparisons you are using to frame the STR regulations, therefore those examples are inadequate when using as a guide.

As you are well aware, most short term rentals in Mason County are along the waterways. Therefore, STR's in Mason County have a disproportionate impact on the health of our waterways. Any STR regulations need to take this into account. The economic gains associated with STR's will not offset the economic losses associated with a continued decline in the health of our waterways caused by STR's.

Additionally, I would like to add short-term rentals create short-term rentals. As the neighborhood changes due to STR's, many people no longer enjoy a sense community. After experiencing the negative impacts associated with STR's in their neighborhood many people will ultimately decide they don't want to live in a transient commercial rental area. They will

opt to convert their property into a STR. If you can't beat em, join em! That is my plan, if my neighborhood continues to be ravaged by the negative impacts of STR's.

Do we want vibrant communities along the shores of Mason County, or do we want to turn the shores of the county into an overused, exploited, transient playground. I guess it's up to you.

Please try to imagine if your neighbors converted their home into a STR. Now imagine the negative experiences included in the comments you have received on STR's being dropped on your doorstep. How would that affect your neighborhood? Would that change your impressions of STRs?

Thank you for addressing this issue.

Sincerely,

John Pickett

On Apr 1, 2024, at 15:17, Marissa Watson <MWatson@masoncountywa.gov> wrote:

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short Term Vacation Rental Regulations.

The next work session with the Mason County Board of Commissioners will be held **April 23, 2024 at 10am**. This is scheduled shortly after their regular Tuesday meeting.

The meeting will be **held via Zoom**. The agenda and Zoom link will be posted on the County website <https://www.masoncountywa.gov/>. The agenda and link are typically posted by the Thursday prior to the meeting. Please contact the clerk of the board if you have any questions or need special accommodations. The clerk's contact information is on the first page of the County link I provided.

The agenda will include a PowerPoint presentation reviewing the areas the Commissioners wished to address in a first draft of STR regulations as well as making some comparisons to other counties that already have regulations in place.

I will send out another email when the draft regulations are posted on the project webpage for review.

The draft regulations will be further refined after the upcoming BOCC session, planning advisory commission sessions, and once again when they return to the BOCC.

Please send comments to my email address. To ensure that they make it into the packet for the Commissioner's work session, please email me no later than **Monday**

**From:** [MARK OESTREICH](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Vacation Rental Regulations - 2nd BOCC work session April 23, 2024  
**Date:** Saturday, April 6, 2024 12:37:42 PM  
**Attachments:** [image003.png](#)

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Marissa-

Thank you for your continued communications regarding the short-term rental regulation process. I really appreciate your staying in touch.

I had submitted my list of short-term rental concerns and suggestions during your initial solicitation, but have not been able to participate in the Zoom sessions. After reading the report on the work group in the Shelton-[Mason County Journal](#), I saw some, but not all of my issues and ideas listed. What I did see were much watered down (by the newspaper?) However, overall the tone of the article seemed to show far greater concern for the financial benefit to the renters, rather than the wellbeing of the neighborhoods and existing property owners. I hope that is not the case.

In response to your April 1<sup>st</sup> email, below please find an expanded and updated list of my issues and suggestions.

Regards,  
Mark Oestreich

## **Mason County – Short-Term Vacation Rental Regulations Input for 2<sup>nd</sup> BOCC Work Session – April 23, 2024**

1. Regulations must include an effective monitoring and enforcement mechanism.
2. All costs associated with short-term rental licensing, monitoring, complaints processing and regulation enforcement must be covered by both an initial short-term rental licensing fees and annual license renewal fees.
3. As part of their penalty, regulation violators must pay for all situation enforcement costs, including staff time and legal costs. Non-payment should result in a property lien.
4. Regulations, including zoning which allows short-term vacation rentals, must be approved by ALL the property owners in the neighborhood where the short-term rental is to be located. County decisions about zoning that would allow short-term rentals MUST respect the land use desires of all existing landowners in the



neighborhood, over any business or revenue benefits to owner or the county.

5. Neighborhood characteristics can be the source of family safety, happiness, and quality of life. These attributes are key to the attractiveness and value of properties. Investment and for-profit properties detract from these positive characteristics and value for neighboring residents.
6. In healthy neighborhoods owners watch-out for and help each other have a safe, friendly environment and keep their property and shared roads in good condition. Short-term rental properties must also support these values, but most often, off-site owners of investment properties/rentals do not support these values and behaviors, leading to a degraded value of all neighboring properties.
7. Citizens, and especially children, living and playing in a neighborhood must be protected from strangers who feel little obligation toward behavior that promotes safety and happiness of the neighborhood residents.
8. "Short-term" must be defined with a maximum time limit (for example 3-weeks), and not allow that maximum to be extended by consecutive rentals to the same group.
9. Each rental must have a stated maximum number of pre-identified rental residents. Renters should not be allowed to host parties were non-renters are allowed.
10. The maximum number of cars per rental must be specified and enforced.
11. No roadways may be obstructed.
12. Drivers must not exceed the posted lower neighborhood speed limit.
13. No trespassing by renters onto neighboring properties, beaches, or water.
14. No noise or music is allowed such that it disturbs those living on neighboring properties.
15. Garbage and trash from the rental must be removed at least weekly and not produce any negative impact on the neighborhood.
16. Renters must be courteous, polite, and friendly in their behavior and communications with others in the neighborhood.

----

**From:** Marissa Watson <MWatson@masoncountywa.gov>

**Sent:** Monday, April 1, 2024 3:17 PM

**To:** Marissa Watson <MWatson@masoncountywa.gov>

**Subject:** Mason County Short Term Vacation Rental Regulations - 2nd BOCC work session April 23, 2024

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short Term Vacation Rental Regulations.

The next work session with the Mason County Board of Commissioners will be held **April 23, 2024 at 10am**. This is scheduled shortly after their regular Tuesday meeting.

**From:** [Deann Benitez](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, April 15, 2024 4:47:09 PM

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Hello,

Thank you for the information and for allowing us to add our input.

My home is surrounded on all sides by Short Term Rentals. I live in Grapeview on Puget Sound. I constantly see strangers wandering on other people's property out of curiosity. Their kids getting into things they should be touching. Setting off fireworks any time of the year.... I would love for a set of rules by Mason County for all owners of STR to have for their renters to follow.

Second. Since moving here I have seen many people from other towns or cities come out here and buy up the property just to build STR. Some of which don't get building permit and build whatever they want. I would like to see not only the new STR have to be approved and get the correct building permits but also some sort of background check on building permits for the existing STR.

Thank you for your time.  
Danie and Deann Benitez

**From:** [Phil Wolff](#)  
**To:** [Marissa Watson](#)  
**Subject:** vacation rentals  
**Date:** Monday, April 22, 2024 9:21:32 PM

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Marissa thank you for the opportunity to comment. One item I didn't see fully addressed in the comments in the survey is the increasing home values / taxes because now your home can be a business – see below Thank you

Concerns / opportunities regarding vacation rentals in Mason County

### Concerns

I have a waterfront home and other properties in Mason County. A neighbor of mine recently purchased a home which is now a part time a vacation rental recently. She mentioned the only way to afford the home was to have vacation rentals from time to time. Vacation rentals have driven up waterfront property values resulting in a further property tax shift with waterfront property owners paying a oversized amount of the tax load. Overtime no doubt this will force long term mason county residents out of their highly taxed properties.

Would there be a way to reduce the tax (or rebate) waterfront home owners pay that do not “run a vacation rental business”

I have observed vacation home tenants straying on to other homeowners beaches and taking shellfish or not following WDFW regulations if on public tidelands. At the very least there is a need for a required informational pamphlet educating tenants on shellfish regulations.

Luckily where I reside there is a sewer system however, I can imagine large gatherings at homes with insufficient or faulty septic system can be overused and contaminating out valuable tidelands. Perhaps monitoring and educating vacation rental landlords and tenants on septic systems and our warning system associated with our sewer system may not be a bad idea. A fee for increased septic and sewer system use related to vacation rentals should be considered.

### Opportunities

It is proven that overnight stays greatly contribute to tourism revenue, I would rather see this use at hotels however well-regulated vacation rentals could be a benefit to our county.

Philip Wolff Allyn

**From:** [GEORGE BROWN](#)  
**To:** [Marissa Watson](#)  
**Subject:** Mason County Short Term Rental Regulations BOCC Work Session Rescheduled to May 7th  
**Date:** Thursday, April 25, 2024 2:31:04 PM  
**Attachments:** [image002.png](#)

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My wife and I moved to the Totten Shores community 7 years ago to take advantage of the little neighborhood off the beaten path where it was quiet, serene, amongst like minded people, many of whom have lived here most of their lives and some all of their lives. It was a good investment for that and a number of other reasons, like an joint-ownership in the private community park on Puget Sound which has a boat launch, and neighbors know who is walking down the single street and that helps us oldsters, most of whom are retired, and I'm 89, feel more secure. We have lived in neighborhoods where there were bed and breakfasts and usually they were not a problem as the hosts assumed responsibility for their guest's conduct, contained it to their own private property, and they weren't noticeable if they did walk the street. We were all shocked when a newcomer decided to open an AirBnB here and advertised our private park as one of the amenities, shellfish on the beach, boating, and even provided the use of their kayaks to use the boat launch--unaccompanied. All property owners have an undivided interest in the park and have no right to share that with business customers. It also introduced an insurance threat as we would all be liable for any accidents in the park or on the water using the park as access. Many of those customers also did not respect the private beach signs on each side of the park property and helped themselves to oysters and digging holes for clams, even sometimes arguing with owners who challenged them. It was a horrible intrusion. We finally retained an attorney who found that the business violated deed restrictions that specifically protect us, along with other code violations. If no one has provided the letter outlining all that please let me know and I will see that you get it.

I recognize there are many areas where nightly sales are compatible, even in some neighborhoods, but it must be recognized....this is not one of those. Thank you for your help and I hope the Council will protect our little retirement haven here from future intrusions.

George Brown 

On Thu, Apr 25, 2024 at 10:08 AM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

Mike & Shelley Glaser  
1450 E. Ballow Rd.



April 29th, 2024

Marissa Watson  
Mason Co. Planner  
Shelton, WA

RE; Short-Term Rental Regulations; Addendum to April 10th comments.  
Comments are for the record.

Safety, fire and accessibility requirements should not exceed those for single family long term rentals.

Please do not require excessive signage or postings for small homes.

The VRBO website we use does not allow our contact information to be posted for our protection. This information is only available to our guests upon booking. The information is our personal phone number and email that we want to continue to protect. We have made sure that the neighbors to our cabin north and south have our contact information. Some of our neighbors have used our vacation rental for an overflow for their guests and we all get along.

**From:** [Diana Findley](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short term rentals comment  
**Date:** Saturday, April 27, 2024 4:23:25 PM

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Dear Ms. Watson,

In response to your note received April 25th, I would like to suggest that there be a way for neighboring residents to report things (like trespassing) to the owner or manager of the rental property that is easily available to the folks that need it. Owners/managers of these properties need to know and address issues that affect the neighbors BEFORE they get to be a "Big Deal". The neighbors shouldn't have to bother the sheriff because 4 cars are parked on neighboring properties, or renters are not respecting private beaches.

There are times when a resident might need to accost the offending renters directly, but that does invite friction and the owner/manager needs to know about it.

Having said that, I would add that the majority of the renters here have been very respectful. Even their outside parties have been taken indoors at a reasonable hour and have not involved loudspeakers blasting "music" throughout the neighborhood.

Thanks for your time and attention!

Sincerely,  
Diana Findley

350 E. Bergeson Road, Shelton



**From:** [Beth Rossow](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations BOCC Work Session Rescheduled for MAY 7th  
**Date:** Friday, April 26, 2024 6:57:32 PM  
**Attachments:** [image003.png](#)

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Hi Marissa,

I noticed there was a man from Union speaking from the podium about his STR. It was during the public meeting that preceded the workshop time on 23rd .

Is the STR workshop going to be open to in person participation? I was under the impression that it is a virtual meeting by Zoom or WebTv. only.

We could come in person to talk about Totten Shores with several representatives of our community if you're encouraging people to come.

The man from Union stated the common plea we often hear as a reason for allowing STRs. He needs the income to help afford his beach house. I again must stress the selfishness of that position as every other resident will have to pay higher property taxes based on property sales at increased prices due to inflated values for using as STRs. Meanwhile we are doomed to be losing our quiet cohesive community and must face battles with vacationing trespassers digging clams or lounging on our private beaches.

If a person cannot afford to live on waterfront property without using it for added income they shouldn't approach the purchase in the first place. Having sudden often haphazard hotel businesses, advertising worldwide for people to come, bringing strangers into otherwise private residential neighborhoods comes with many challenges to the security, maintenance, emergency services, and basic infrastructure. Things are in place for residents not waves of tourists coming and going. I don't need to describe the scenarios we all hear about everyday in the news with Airbnb being banned in many cities and residential neighborhoods around the world. It's a can of worms. Even with strict regulations it will be hard to manage. A few will profit while many more will suffer. Losing the priceless integrity of our communities will be something impossible to mitigate with increased county income from permits, fees, and taxes.

Please share this with the Commissioners. It's what I said before but I want to say it again as it is an ongoing concern for us here in Totten Shores

Thanks Sincerely,  
Beth

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**From:** Marissa Watson <MWatson@masoncountywa.gov>  
**Sent:** Thursday, April 25, 2024 10:03 AM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** Mason County Short Term Rental Regulations BOCC Work Session Rescheduled for MAY 7th

Hello All,

**From:** [David Sisk](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations BOCC Work Session Rescheduled for MAY 7th  
**Date:** Monday, April 29, 2024 4:30:32 PM  
**Attachments:** [image003.png](#)

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Hi Marissa,

I ran out of time and could not provide feedback on everything, but below are some of my initial thoughts:

- 17.100.020 Definitions
  - “Short-Term Vacation Rental Owner” does not specify that owner must own property that is a Short-Term Vacation Rental. Instead it pertains to all property owners.
- 17.100.040 Type
  - It’s not clear what the purpose of defining two types is, if any, because the types are not referenced anywhere else in the Chapter.
  - “Owner occupied” should be defined, especially for properties where the owner lives between two primary residences.
  - Depending on the intent behind distinguishing between owner occupied versus non-owner occupied, “Type 2” should include neighboring parcels. E.g., an owner might have land with a guest house next to their main house. Although the guest house is technically on a separate parcel, the owner is there to monitor the property on a regular basis, as opposed to owners who don’t live nearby.
- 17.100.050
  - (c)(1): The occupancy limit is not clear regarding the “plus two” portion
  - (c)(2): I’d have to research this further but at first glance, the septic maintenance requirements are redundant. Property owners are already required to maintain their septic systems, whether they have an STR or not. Including additional or redundant requirements for STR property owners is therefore overbroad and potentially a bias against STR owners.
  - (d): The section about parking is also overbroad and not clearly defined.
  - (f) “Site plan” and “property management plan” are not defined and are written in a way that suggests these documents already exist. This is also overbroad because it would apply to property owner who happen to own tidelands elsewhere.
  - (g) Requiring operators to be available 24 hours seems very cumbersome, especially if the requirement does not allow for an agent to be used, which it doesn’t. The operator is also required to respond to “any” communications which is overbroad and could technically include emails or even newspaper ads that a disgruntled neighbor might use to argue that they communicated the issue.



- 17.100.060 Permitting
  - Notifying neighbors is not always practical, or safe.

--

**David P. Sisk**

Attorney at Law

**Birch Street Law PLLC**

236 W. Birch Street

Shelton, WA 98584

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**From:** Marissa Watson <MWatson@masoncountywa.gov>

**Date:** Thursday, April 25, 2024 10:03 AM

**To:** Marissa Watson <MWatson@masoncountywa.gov>

**Subject:** Mason County Short Term Rental Regulations BOCC Work Session Rescheduled for MAY 7th

Hello All,

As many of you might know the Short Term Rental Work Session with the Commissioners Tuesday, April 23rd, had to be rescheduled. Their regular meeting ran way over time and I had another engagement that I had to leave for at 1130a.

The Short Term Rental Work Session is now rescheduled for **May 7 at 1pm**. The session should be recorded once again with MasonWebTv.

I will be extending the comment period for inclusion in this rescheduled session, new deadline is **April 29, 2024 through EOB which is 430pm**.

Kind Regards,

**Marissa Watson**

Senior Planner | Long Range



**Phone:** 360-427-9670 ext. 367

**Telework:** 360-930-9037

**Email:** [mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)

**Address:** 615 W Alder Street Shelton, WA 98584

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**From:** [Dave Bayley](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Thursday, May 30, 2024 3:06:03 PM

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From: Dave Bayley

Dept Sent To: Marissa Watson

Message: My concerns on short-term rentals: 1) Making sure the sewage disposal systems (especially on Hood Canal) have sufficient capacity to service weekend rentals. Many times, due to prices charged for weekend and summer months usage, up to 3 couples and their children share the same home at one time, which home and its sewage disposal system were designed for a family of four, and not designed to service a hotel environment.

2) I have been associated with several different types of water systems, with some being spring-fed systems. These systems, historically, have not been checked by the health department, and are being used today to provide water service to short-term rentals.

David C. Bayley

Attorney at Law

P. O. Box 337



**From:** [Kaly Cook](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Tuesday, May 14, 2024 10:56:24 AM

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From: Kaly Cook

Dept Sent To: Marissa Watson

Message: My husband and I, both elderly senior citizens own-live on Hood Canal waterfront property; on a prior divided family parcel of 2 family built "vacation" homes We share a driveway easement off 101, which is mostly on my property. Frequent common problems are:

1. Driveway is blocked, preventing us exit; having to find vehicle owner. They have a 2 car garage and enough parking for 4 vehicles.
2. Driveway maintenance major issue
3. Collecting oysters and clams on our and other neighbor property
4. Over intended use of septic, not designed for constant large group use. 8 adults permitted.
5. When occupied constant noise, use our garbage and recycle, loss privacy, puts us at risk
6. Setting fires in fire pit during burn bans; we need to be vigilant and inform tenants-too often
7. Owner does not properly inform tenants of local rules

**From:** [Terence Clancy](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Wednesday, May 29, 2024 10:27:02 PM

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From: Terence Clancy  
Dept Sent To: Marissa Watson  
Message: Hi Marissa,

I strongly support the continued allowance of Short-Term Vacation Rentals in Mason County.

We could not have afforded our shore front property if it was not for the expected revenue form that activity.

We have also spent over \$50,000 to replace our septic system with one that is approved by the county and oversized for our home, to ensure that would not be an issue.

If such activities are no prohibited it would be catastrophic for us and we would likely need to sell our property. We love our property and our neighbors and the area and want to avoid that.Â

Please continue allowance of Short-Term Vacation Rentals in Mason County.

Please add these comments to the record for review

Terry Clancy

**From:** [Erika Aust & Eric Campbell](#)  
**To:** [Marissa Watson](#)  
**Subject:** Fw: Draft Mason County Short-Term Vacation Rental Regulations - Now Available  
**Date:** Thursday, May 30, 2024 4:06:58 PM  
**Attachments:** [STR Comments.pdf](#)  
[image003.png](#)

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Hello Marissa,

One more thing to toss into the mix... more than once we've had a drone go up from the neighboring STR and fly around to what seemed like an excessive degree. We get the interest in aerial photos but the subject of drones deserves to be addressed at some level in the updated Mason Co regs.

Thanks -- Erika Aust & Eric Campbell

----- Forwarded Message -----

**From:** [REDACTED]  
**To:** Marissa Watson <[mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)>  
**Sent:** Monday, April 15, 2024 at 01:08:03 PM PDT  
**Subject:** Re: Draft Mason County Short-Term Vacation Rental Regulations - Now Available

Good afternoon,

Thank you for allowing input...in case the formatting doesn't hold below we've attached a PDF.

- There is no need to specify “vacation” through much of the proposed policy. An STR on Orchard Beach Drive has often been rented by visiting nurses... not for vacation purposes. STRs should be regulated uniformly regardless of why they are rented.
- “Dwelling unit” in 17.100.020 needs to be defined. Is it RCW 36.70A.696? Mason County Code? A travel trailer/RV? Both sanitation and cooking facilities?
- Under 17.100.050 (f)(1) it would be good to not only require shellfish-harvest rules and harvest boundaries but also encourage respect toward neighboring shoreline properties. Out-of-state visitors do not automatically understand that beach/tidelands/shoreline property in WA is not “public” as in other states. This information should be posted in STRs with direct or community beach access.
- Under 17.100.060(b)(3) notification by permit applicants should also be made to the water utility. For a small community water system like ours (owned/operated

by Orchard Beach Community Group, 39 total connections), the conversion of a rarely used dwelling to STR or construction of an STR can mean a significant increase in water consumption.

Do neighbors within 300 feet (or the water utility) have the ability to respond to an application for an STR permit?

- We are pleased to see Rules of Conduct under 17.100.060 ©(4)(A)(i) but...should Mason County require uniform quiet hours? We have an STR as a neighbor and another one three doors away on the other side. If one has quiet hours starting at 10 p.m. but the other is midnight... what good is that? Also, if an STR advertises beach access the access cannot infringe on private property.
- It is not clear that the complaint procedures detailed in 17.100.080 accommodate concerns of neighbors/community members as much as concerns of renters.

If Mason County is going to truly regulate STRs then part of the revenue stream from permits and sales/lodging tax should go toward enforcement. Just as it can be problematic for Mason Co residents to report building code violations (because anonymity cannot be assured) the same goes for complaints about STRs. Don't put residents in the uncomfortable position of dealing directly with a possibly hostile, profit-driven absentee owner. One person's "reasonable amount of time" (as mentioned in (b)) is not another's.

Also, it would be a simple matter for someone to erect a tall fence, then create an STR (new construction or conversion) without Mason County knowing. If the county is going to regulate STRs in a credible manner it needs to be vigilant about looking for unpermitted STRs.

--Erika Aust and Eric Campbell

On Wednesday, April 10, 2024 at 10:44:39 AM PDT, Marissa Watson <mwatson@masoncountywa.gov> wrote:

Hello All,

You are receiving this email because your name is on the project notification list for Mason County Short-Term Rental Regulations.

You can now view a Draft Mason County Short-Term Rental regulations on the project webpage under the April 23, 2024 heading. <https://www.masoncountywa.gov/community-services/planning/short-term-vacation-rentals/meeting-info.php>

The draft regulations were formed based on what the commissioners indicated they were interested in regulating. The document also has comments in the side bar from staff with additional areas to think

**From:** [Terry Clancy](#)  
**To:** [REDACTED]  
**Date:** Friday, May 31, 2024 10:15:19 PM  
**Attachments:** [image003.png](#)

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Hi Marissa ,

Here is a more comprehensive and wordsmithed version of my earlier submission:

Dear Planning Advisory Commission (short-term vacation rental regulations),

I strongly support the continued allowance of Short-Term Vacation Rentals in Mason County.

We could not have afforded our shore front property if it was not for the expected revenue from that activity, we spent more to purchase a property that had a space for Short-Term Vacation Rentals in expectation of the revenue from that activity.

We have also spent over \$50,000 to replace our septic system with one that is approved by the county and oversized for our home, to ensure that would not be an issue with rentals.

If such activities are now prohibited it would be catastrophic for us and we would likely need to sell our property. We love our property, Shelton and our neighbors and the area and want to avoid the need to sell and all the disruption that comes with that.

Please also consider the very large amount of money that tourism and short term rentals (in all their forms) bring to the economy of Mason County. Also consider the needs of short term workers like Mason General Hospital nurses and doctors and others like tradespeople and engineers that find our location and others on sites like Furnished Finder (focused on medical professionals on short term placements) and other such sites. The efficient working of the economy requires short term accommodation and an open market for such should be encouraged.

Please continue allowance of Short-Term Vacation Rentals in Mason County.

Thank you for your consideration of our point of view.

Terry & Ingrid Clancy

Thanks

Terry

---

**From:** Marissa Watson <MWatson@masoncountywa.gov>  
**Sent:** Friday, May 31, 2024 4:54 PM  
**To:** Marissa Watson <MWatson@masoncountywa.gov>  
**Subject:** Mason County Short Term Rental Regulations Review - June 17, 2024 Planning Advisory Commission Meeting

Hello All,

You are receiving this email because you are on the notification list for the Short-Term Rental Regulations review project.

Project update as follows:

- First work session with the Planning Advisory Commission is scheduled for **June 17, 2024**. The purpose of this workshop is to review the first draft of short-term vacation rental regulations including the Board of County Commissioners' suggested changes and additions.
  - Public Testimony will be allowed
  - The public does have the opportunity to provide the project manager with comments in writing, please provide by email to [mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov) by **June 13, 2024**. Comments can be provided afterward, but keep in mind the commissioners may not have time to read prior to the meeting.
  - First Draft Regulations with revisions will be posted on the [Meeting Information](#) page, **when available**.
  - Regulations will continue to be revised and shaped as the process moves from the Board of County Commissioners, the Planning Advisory Commission, and back to the Board.

Note: the June 17<sup>th</sup> PAC meeting will have three additional items on the agenda which will be reviewed prior to the Short Term Rental regulations.

Meetings start at 6pm in the Commissioners' Chambers and through Zoom. See the corresponding agenda on the [Planning Advisory Commission Agenda, Minutes, Audio 2024](#) page for more detailed information and how to access the Zoom link.

Kind Regards,  
**Marissa Watson**  
Senior Planner | Long Range

---

Phone: 360-427-9670 ext. 367



**From:** [Dawn Kladerman](#)  
**To:** [Marissa Watson](#)  
**Subject:** RE: STR Count @ Lake Cushman  
**Date:** Tuesday, May 7, 2024 4:03:32 PM  
**Attachments:** [image001.png](#)

---

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**Thanks, if you'll pass the estimated number to the Commissioners.**

I know some of the parties here also have an STR in Hoodspout, Union or maybe up-canal.

We've tried to glean numbers from the various sites (VRBO, AIRBNB, VACASA, however there are others) to determine if all advertising within the development are registered.

Then, as expressed in the meeting, one of the biggest abuses is on the septic. Other than Shelton proper, who else has a sewer system (Belfair?). None of our areas are salt, so no shellfish issues, but can't imagine there isn't some environmental impact.

Our formula is 2 people per APPROVED septic bedroom. Most of Lake Cushman is 2 bedrooms, so this maxes at 6 guests (2 guests x no. of BR , + extra 2 guests). There are some 3 BR septic. We had one party claim 4 BR (based on their purchase agreement, which looks like was falsified by seller). County appraised at 3BR, but 2BR septic. They were advertising 10 and we had them correct this back to 6 – but now they are advertising 10 again. Also, we have STR owners that allow day guests, so even though they might meet the overnight guest requirement, there are extras using the facilities during the day.

We have one long-existing rental that considers themselves “grandfathered”—2 BR but often have 10+ guests (guessing by the vehicles--- 5+??). Their guests also invade/use other properties (from lawn furniture to Walking/access to lake but neighbors feel intimidated and don't call security so we have no record—that's trespass anyway....so s/b MCSO> Parking here has to be onsite, as our “roads” are easements supposed 20-30 on center but that is not all pavement.... Some are goat tracks!

I personally am not opposed to STRs, nor are AC Committee members, just would be helpful to us as a HOA community to have something beyond the RCW which is pretty vague except for licensing & insurance.

Thanks for listening and if you would forward these comments.

I'll look forward to the next meeting in June.....

link sends you to a website where you are asked to validate using your Account and Password, DO NOT DO SO! Instead, report the incident.

An FYI... we probably have 65 REGISTERED STR (registration policy in place).... Gosh knows how many are advertising **without our knowledge!** (this only includes Cushman, not Hoodspport or other nearby area of unincorporation).

The RV question is very important as the RCW says "dwelling" as well as the proposed County verbiage and RVs are prohibited as ADUs (someone mentioned a house + RV).

*Dawn*

## **Dawn Kladerman**

**Architecture Committee Secretary**

**Permit Technician**

[Dkladerman@lakecushmanmc.com](mailto:Dkladerman@lakecushmanmc.com)

*Lake Cushman Maintenance Company*

*3740 N Lake Cushman Road*

*Hoodspport, WA 98548*

*LCMC Office: [360-877-5233 x101](tel:360-877-5233)*

*LCMC Toll Free: [1-888-777-6443](tel:1-888-777-6443)*

*LCMC Fax: [\(360\) 877-6713](tel:360-877-6713)*



Lake Cushman  
Maintenance Company

"If you have knowledge, let others light their candles at it."

-Margaret Fuller

**From:** [Dave Bayley](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rental Agreements  
**Date:** Tuesday, June 4, 2024 2:59:52 PM

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Hi Ms. Watson:

I have read the most recent draft of the Mason County regulations regarding STR. Here are my comments:

1. Let us say there are 100 STRS on Mason Lake, but only 50 STRS decide to register with the County for a variety of reasons. How are you going to find, and when you find those other 50 STRS that have not registered as an STR, what are you going to do? Fine them \$1000 for not registering, \$100 a day thereafter plus fines for being out of possible compliance with on-site septic, water systems and other building code violations such as smoke and gas monitoring alarms?
2. Since most STRS are going to be on waterfront, with a few being view properties, getting those STRS to register and be in compliance with other county codes on waterfront properties could be a problem.
3. I like the fact that you require the county permit to be included in the advertising, but it should also be a certain font size and placed on all websites advertising the STR. Policing rogue STRS might be significantly easier if when you are checking websites advertising STR on Hood Canal, Mason Lake and other desirable locations within the county, the websites for these STRS have the county permit number prominently displayed, or not displayed at all.
4. I still do not see any reference that water systems will be check for county compliance. Remember, there are water systems on Hood Canal that are spring fed with old cisterns, old water transmission lines, and older holding tanks/water reservoirs, where small animals can reside.
5. 17.100.060 (d) (4) Permitting: Renewal. New Section. (4) Renewal of an existing permit shall require a statement there have been no changes to the STR since the last renewal date. If changes have been made to the STR, please state what was changed, added, upgraded and/or replaced.
6. Overall opinion on the most recent draft" "damn, you are doing a great job to date".

Dave Bayley



Sent with [Proton Mail](#) secure email.

**From:** [Deann Benitez](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals  
**Date:** Tuesday, June 4, 2024 12:58:37 PM

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Hello Marissa,

Thank you for all the work you are doing on Short Term Rentals.

I have a suggestion, not sure if it's possible, once someone is approved to operate a short term/vacation rental could it be required that the websites (AirBNB, Vrbo, etc) they advertise on be asked to require the renter to provide their County Approval Number in order to advertise (or continue to advertise) on their site?

I know it's not under your control, but it never hurts to ask them, especially since more and more States are setting up rules and regulations.

Thank you again,  
Deann Benitez

**From:** [Pam Parsons](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short-term rentals in Mason County  
**Date:** Sunday, June 2, 2024 7:38:43 AM

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To: Planning Advisory Commission and Board of County Commissioners

Thank you so much for addressing the issue of **short term rental properties** in our county.

We live in a very quiet area on Grapeview Loop Road. Sadly, weekend rentals have plagued our tranquility in recent years. Our next door neighbor to the north frequently rents out his waterfront home. It's one thing if a neighbor has a big party once in a while, but these rentals bring a fresh batch of revelers nearly every weekend, in full vacation mode.

Our neighbor to the south (who is related to the neighbor on the north) is developing a camping area with several rental cabins. We'll be surrounded! It is disheartening to face our wonderful summer season, invaded by strangers every weekend.

We would appreciate:

- Limitations on noise, with a time limit of 11 pm (with an exception for July 4)
- Limitations on number of groups per year (I suggest no more than 6 or 8, considering the summer season is only about 12 weeks)
- Limitations on number of guests in each group (ie 4 people maximum, including children)
- Limitations on dogs
- Restrictions regarding trespassing on neighboring private beach space (ie, violating beach rights)
- Restrictions regarding trespassing on neighboring property in general
- Prohibiting weekend rentals altogether would be best - allow only long-term rentals (30 days or more)
- Hefty fines for violations
- Establish a procedure of recourse for neighbors, including reporting violations, with timely response by the sheriff or some other authority.

Some of these should be required items in the rental agreements for the renters.

**We can't thank you enough for taking on this problem for us!**

Sincerely,

David and Pamela Parsons

[REDACTED] Grapeview Loop Road  
[REDACTED]  
[REDACTED]

**From:** [Dana Zaichkin](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations - June 17, 2024 Meeting Update  
**Date:** Friday, June 14, 2024 10:11:43 AM  
**Attachments:** [image003.png](#)

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Greetings Ms Watson,

Thank you again for keeping community members apprised of progress and meeting associated with proposed STR regulations. I appreciated the opportunity to connect to the May 7 BOCC worksession and have reviewed the staff report for the 6/17 PAC meeting. Will the PAC meeting be recorded or live only?

I have some comments in follow-up to the BOCC worksession and the Staff Report (may be included for record):

**Definitions:** I remained unclear after the BOCC meeting as well as following review of the staff report, if or how the issue of tents, RVs, etc used as STRs would be addressed. In my opinion and experience, the RV Park/campground definition of "two or more" would be inadequate for the majority of RVs/parking sites, tent-sites, or boats used for STR purposes. I implore the PAC and BOCC to incorporate these vehicles for STR business in the STR definition or explicitly prohibit them. These are STRs that pose increased community risk for fire and sanitation problems. I encourage the BOCC and PAC to emphasize the "business activity" of STR vs the modality for how the STR occurs.

**Insurance:** There was no discussion of the insurance statement in the proposed regulations at the BOCC meeting. I encourage the PAC and BOCC to require that liability insurance protection be extended to any Homeowners, Condominium or Community association within which the STR occurs. The

**Notification:** In addition to the "300 foot" perimeter for notification, please include a requirement to notify any Homeowners, Condominium, or Community association within which the STR occurs.

I am encouraged the the BOCC has conveyed the intent to move forward with licensing, inspecting and regulating STRs, including the important mention including outdoor fire safety during the worksession. While it has not been particularly evident to me through the community comments previously shared, you or colleagues may have seen a recent (June 5) Wall Street Journal article highlighting how STR platforms are actively funding community efforts to lobby against regulating or restricting STRs. However, as Mason County proceeds with developing regulations, this may escalate. Here is the WSJ article: [https://www.wsj.com/real-estate/airbnb-expedia-hosts-local-law-1aeed43c?st=k61lsqgv3hqh3zm&reflink=desktopwebshare\\_permalink](https://www.wsj.com/real-estate/airbnb-expedia-hosts-local-law-1aeed43c?st=k61lsqgv3hqh3zm&reflink=desktopwebshare_permalink)

Thank you again for your communications and inviting input.

Best regards  
Dana Zaichkin  
360 E Plantation Way  
Shelton, WA 98584

On Fri, Jun 7, 2024 at 4:42 PM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

You are receiving this email because your name is on the notification list for the Mason County Short Term Rental Regulations project review.

The staff report packet containing the following: staff report, example code, draft Mason County Short Term Regulations, and public comment from April 30 through June 6, 2024 is now available on the project webpage. The STR packet will be located on the "Meeting Information" page [here](#).

Please read the staff report first to understand what we will be reviewing at the June 17<sup>th</sup> meeting. We will not be addressing, at this meeting, all the revisions that the Board of County Commissioners requested. An additional work session(s) will be scheduled as staff is able to gather the information requested by the BOCC.

You can still send me comments and I will forward to the planning advisory commission, they will not be posted online until a later date though. There will also be an opportunity for public testimony, whether in person or via Zoom. Testimony on topics which are on the agenda occur when the item has been opened for discussion. The PAC has other agenda items prior to the STR presentation and discussion but the certainty of how long each will take can vary.

Please see the Planning Advisory Commission page [here](#) and look for the correct agenda for information on joining the meeting. Please contact the clerk of the board for questions concerning the Zoom link, info on agenda.

Kind Regards,

**Marissa Watson**

Senior Planner | Long Range

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**From:** [George Peterson](#)  
**To:** [Marissa Watson](#)  
**Subject:** In Support of Short Term Vacation Rentals in Shelton  
**Date:** Thursday, June 13, 2024 1:25:16 PM

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To Whom It May Concern,

My wife and I are both users and owners of short term rental lodging. I am also a Shelton native and have seen how our town has changed for the better and worse over the years. Although a lot of things have been cleaned up, what our town needs is development and companies that want to do business here. For that to happen we need more workforce age people. Many young people leave as soon as they can, and many retirees seek out places like Shelton. Our town is more affordable because of limited options and fewer career opportunities compared to places nearby.

One way to get more working age people here is to promote our town through tourism. Since our hotel situation here has a lot to be desired, short term rental is a way for us locals to show off the more beautiful parts of the area that may not otherwise be seen. I believe this is one of the most positive ways to attract working age people and business.

As there can be downsides to anything with tourism, like disruption to the local population, I see the long term benefits far outweighing the negatives.

I ask that the county limit the amount of regulations put on owners above and beyond what Washington state already has in place.

Thank you,

Concerned Citizen



**From:** [EDWARD A WESTBROOK](#)  
**To:** [Marissa Watson](#)  
**Subject:** Mason County STR Regulations  
**Date:** Friday, June 14, 2024 5:58:31 PM

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As full-time residents of a beachfront property and residence, next door to a vacation rental, we appreciate the all the efforts to address the issues. The staff and Commissioners have zoomed in on the important concerns to neighbors, the environment, property owners and the public.

Mason County is taking a rational, balanced and fair approach -- based on our experience with the vacation rental next door and popping up all around Hood Canal. We 100% approve of the proposed regulations and modifications to address concerns!

Lenora & Ed Westbrook

**From:** [Dave Bayley](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations - June 17, 2024 Meeting Update  
**Date:** Friday, June 14, 2024 1:18:26 PM  
**Attachments:** [image003.png](#)

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Hi Marissa:

I discussed the proposed STR regulations with a few individuals this week, one of which works at Mason General Hospital. She mentioned, on a regular basis, they have to hire/bring in nurses and other technicians from other cities for temporary periods of time. Since housing is hard to find in Shelton and the surrounding area, the hospital rent homes in developments such as Oak Park. I have been told that other government agencies have similar needs, such as the Department of Corrections.

Initially, I viewed these STR regulations as vacation rentals on waterfront and on view properties, where weddings and family get-togethers and their friends can overwhelm a single family residence resulting in a need to control waste collection, water and septic system capacities, as well as control trespassing on adjoining neighbor's lands, such as tidelands, where weekend renters illegally take clams and oysters, and create excessive noise and parking issues.

However, STR also involve temporary housing for employees of the government agencies as well as businesses located in Shelton and at the Port of Shelton, where individuals, for the most part, are looking for housing that does not involve a hotel room where they must go out for each meal. When an employee can reside in single family home, they can cook for themselves and overall decompress from the stress of their day.

Question, with the above in mind, do we need a another "Tier", where the homes in the City of Shelton and subdivisions such as Oak Park with community water systems, and normal waste collection services, need the same kind of regulation as Tier 2 and Tier 3?

Thanks.

Dave Bayley

Sent with [Proton Mail](#) secure email.

On Friday, June 7th, 2024 at 4:45 PM, Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

You are receiving this email because your name is on the notification list for the Mason County Short Term Rental Regulations project review.

The staff report packet containing the following: staff report, example

**From:** [Gavin Layton](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations Review - June 17, 2024 Planning Advisory Commission Meeting  
**Date:** Sunday, June 9, 2024 5:05:15 PM  
**Attachments:** [image003.png](#)

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Comments on Short Term Rental Regulations FOR THE RECORD

Dear Ms. Watson:

As a possibly affected property owner I have these concerns:

1) As I understand it, Mason County's own search for existing properties that would be subject to Short Term Rental regulations found a "surprisingly" large number, and this is given as a justification for creating new law.

Alternatively, we could conclude that this surprisingly large number indicates these properties have been generally good neighbors drawing little, if any, attention to themselves, and so not requiring additional regulation and taxation. Perhaps these proposed regulations are "a solution looking for a problem." (Or perhaps it is a budget looking for more revenue.) It is human (and government) nature to want to "do something." But usually when government is considering some undertaking, NO ACTION is one of the options considered. I submit that this is a case where NOTHING is the "something to be done."

2) I fear that this new law will be used to generate revenue -- creating in effect an additional property tax on a class of Mason County property owners, which may raise legal questions. It is common for people to complain about taxes, but here we are, gearing up to create a brand new tax for Mason County property owners, with questionable justification.

I propose a "Do nothing" option be given careful consideration in these deliberations.

Thank you.

Gavin Layton

cc: Letter to the Editor, Shelton/Mason County Journal

On Fri, May 31, 2024 at 4:49 PM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

You are receiving this email because you are on the notification list for the Short-Term Rental Regulations review project.

**From:** [Joyce Medeiros](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations - June 17, 2024 Meeting Update  
**Date:** Tuesday, June 11, 2024 3:37:29 PM  
**Attachments:** [image003.png](#)

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Dear Marissa: Thank you for this email and the link to the Staff Report, etc. One of my concerns is with 17.100.070 Existing Short-Term Rentals. After numerous discussions with the Department of Revenue, a State of Washington business license is required pursuant to the RCWs and WAC 458-20-166. The WAC site specifically refers to this requirement due to payment of the State's B & O tax. Most of the platforms, to my knowledge, already pay the sales and lodging taxes but NOT the B & O tax. I am requesting a review and inclusion of the business license requirement, and proof that B & O taxes were paid pursuant to the above citation.

If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

Joyce Medeiros

On Fri, Jun 7, 2024 at 4:45 PM Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

Hello All,

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Please read the staff report first to understand what we will be reviewing at the June 17<sup>th</sup> meeting. We will not be addressing, at this meeting, all the revisions that the Board of County Commissioners requested. An additional work session(s) will be scheduled as staff is able to gather the information requested by the BOCC.

**From:** [Sadie Scott](#)  
**To:** [Marissa Watson](#)  
**Subject:** STR Regulation Meeting  
**Date:** Monday, June 17, 2024 12:14:19 PM

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Hi Marissa,

I would like to add a comment to the meeting for review and forthought. We moved to Shelton in September of 2020 without ever having been here. We found a beautiful piece of property that was just over 6 acres with a creek that runs through it, that fit our needs and did not have any CCR's or an HOA. It took us a year to find this place. We have worked very diligently on making it a place of peace and zen among the wilderness. A place like this should be shared with all family, friends and the community!!

I'm currently working on an Estate Sale in Lilliwaup and as I drive out there pass Potlatch and Hoodspout and all along the 101 Hwy there are several little camping and cabin retreats for people to enjoy. Having this kind of STR's brings tourists and people to the area, which funds small business owners and raises home values. Shelton has NOTHING like this, but very much NEEDS this to bring this city up to the community it is capable of being!

Adding STR Regulations would limit the ability for all of those in the rural communities who bought their places for this very reason. This prohibits exactly what the Municipal Code states:

### **17.01.010 - Purpose.**

The purpose of this chapter is to provide a framework for the development of land in Mason County; and to assure that such development occurs in such a way **that it protects private property rights and existing land uses while also protecting natural resources, promoting economic growth and assuring the compatibility of proposed land uses with existing ones.**

(Ord. 108-05 Attach. B (part), 2005).

Understanding that you have a responsibility to the county and those private property owners is exactly what you should do. Not to just put regulations out there because you are a complaint driven system, but because you care about what is best for your tax payers!

My suggestion would be to investigate ways that you can enhance your county seat by figuring out a better way to be involved in growing those properties that can be shared with other people.

Warmest Regards,

Sadie Jo Holter



**From:** [Kristen Rivers](#)  
**To:** [Marissa Watson](#)  
**Subject:** Re: Mason County Short Term Rental Regulations - June 17, 2024 Meeting Update  
**Date:** Sunday, June 30, 2024 8:32:57 PM  
**Attachments:** [image003.png](#)

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Please add to the complaint list that the VRBO next to us on June 29/30 during the day we're letting off fireworks.

Luckily it had rained that day - but they were renters from California - who don't know the area. Letting them off near the houses. Of course they thought it was the coolest thing ever to buy fireworks and deploy in a rental property. Fireworks are not sold in California.

I am praying there are regulations that have to pass- before we lose all our precious beach front to constant renters.

Keep me informed for the next meeting date. Thank you.

From,

Kristen Rivers  
(Lifetime resident of Mason County)  
Now living next to a VRBO on our sacred beach front home.

On Jun 7, 2024, at 4:42 PM, Marissa Watson <[MWatson@masoncountywa.gov](mailto:MWatson@masoncountywa.gov)> wrote:

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Please read the staff report first to understand what we will be reviewing at the June 17<sup>th</sup> meeting. We will not be addressing, at this meeting, all the revisions that the Board of County Commissioners requested. An

**From:** [Randy Moore](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rental Comments  
**Date:** Saturday, July 20, 2024 4:58:04 PM

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Hello Marissa,

My name is Randal Moore, and my wife and I live at 1021 E Leeds Dr., on Hammersley Inlet. I have some comments regarding short-term rentals that I wanted to submit. I realize that I am pretty late to the game here, and my comments may not have any bearing at this stage on what the Planning Dept. is intending for short-term rental regulations.

We have a neighbor at 1201 E Leeds who has a short-term rental business for his property. At this time of year, we typically have restrictions on outdoor burning. However, the owner does not make it clear to his renters that these restrictions are in place. I have called the Fire Department twice within the past week because of large wood-burning fires being lit in their outdoor fire pit by their renters. My property is separated from my neighbor by a vacant lot which, at this time of year has 6 feet of dry grass and weeds on it. The wind is usually blowing in a direction which sends smoke and ash over that lot and into my property and beyond. This is not an infrequent occurrence. We had the same issue last year during the burn restrictions, and I called the Fire Department each time it occurred to request a visit to this property as well.

Other commenters may have already brought up this issue, but I wanted to make sure it got included in your data, as you make considerations about how to monitor and regulate these businesses.

Please let me know if you have any questions.

Randy Moore





**From:** [hendrea ferguson](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Renters  
**Date:** Wednesday, August 7, 2024 3:11:55 PM

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I am a year round resident of Harstine Pointe, Shelton. During and since COVID, I have seen a large increase in the number of short term renters here at the Pointe. These folks are welcome here, and many are delightful. However, as always, those who are not can spoil it for both other renters and full time residents.

1. Because they do not live here, there are those who flaunt our rules, including the state wide burn ban. They do not abide by our posted speed limits, and just yesterday I had to talk to a parent about allowing his 5 year old to drive his golf cart. While we have a security patrol, they cannot be everywhere, so I turn into that grumpy old lady! The excuse is always, oh I didn't know (rules are required to be posted in all rentals).
2. Our infrastructure is aging and is struggling to keep up with the demands of temporary visitors who do not conserve water, manage trash, and generally treat the Pointe like a resort, not a residential area.
3. Our shoreline is beautiful, but delicate. We have found visitors carving into the cliffs, thus weakening the integrity of the bluff. We work hard to protect our environment, only to observe others actively destroying it.
4. Noise pollution is a problem, especially when large groups descend on small spaces, forcing the party outside.

We have many responsible renters who return every summer and are wonderful neighbors, but the large groups have posed problems beyond the nuisance level. Thank you for working on this.

Drea Ferguson  
Sent from my iPad

**From:** [Julie LiaBraaten](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short term rental situation in Mason County  
**Date:** Thursday, August 8, 2024 12:45:08 PM

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Ms. Watson -

Thank you in advance for your work with Mason County. We are part-time residents on Harstine Island (in the Pointe specifically) and will be full-time within the next few years. We have live in the Pointe for about 8 years now and have loved the safe, close-knit community that we have come to know. However, in the last few years, we have seen an explosion in the number of short term rentals and absent landlords that really threatens to drive a lot of part and full time residents out of Mason County. As a direct result of these STRs, we have seen people speeding, setting illegal fires when the burn bans are in place. In addition, we have been hearing of stories of theft, which is unacceptable in our community. And, we are witnessing an overuse of our natural resources. We are seeing trees defaced, marine life harassed and an increase in trash on the beach.

Our community hopes to be an example where there can be some STRs but within reason and would request that they be registered with the county and would be required to perhaps have an increase in taxation to cover the increase in wear and tear on our county.

Are there any considerations currently being assessed within Mason County?

Thank you for your time and consideration -

Julie LiaBraaten  
420 East Pointes Drive E  
Shelton, WA  
[REDACTED]

**From:** [Karen Goodwin](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals at Harstine Point  
**Date:** Wednesday, August 7, 2024 8:32:15 PM

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Dear Ms. Watson,

I am writing to convey my experience with the Short Term Rentals (STR) at Harstine Pointe. I bought in 2017 and live full time at the Pointe. When I first bought and moved here, there were only a handful of rentals in the community. It was a safe and healthy community with great neighbors. Since COVID, more residents have turned their residences into STR's. My understanding is we now have over 70 STR's in the Pointe.

I no longer feel safe in my community and now lock my doors. I have no idea who the people are who are renting houses in our neighborhood. I only know how loud and obnoxious they are when partying into the late and early hours. There has been complete disregard for the rules we have in our community, which has resulted in vandalism, destruction of community property, and disturbance of daily living.

I have seen reckless and speeding driving on our roadways where children have been placed in danger by riding in the bed of pick up trucks, hanging onto golf carts, and under age drivers driving golf carts. In the summer time, on most weekends and holidays, due to over crowding, I am unable to use our amenities such as the swimming pool, hot tub, and workout room. The additional pool chemicals used to clean the pool due to overuse have had an unhealthy effect on me and other residents who swim daily in the mornings.

I have seen unleashed dogs and dog owners not picking up their dogs feces. We have children playing on the same areas where the dog feces have been left behind.

As a result of all the extra people using our infrastructure - we now have additional fees for water, sewer and garbage. The owners pay for this - not the STR owners or renters.

I have seen STR renters on our beaches clamming and oyster harvesting, and after speaking with them, being told they are not residents in Washington and do not possess the proper fishing licenses.

This community has changed for the worst and we are losing long time

residents as a result of the allowance of STRs at the Pointe. As a resident of Mason County, I beg you to not allow STR's in the county, place extremely high registration fees on the owners, or take whatever measures to discourage any STR's.

Thank you for your consideration,

***Michelle Woods***

764 E Lagoon Dr.

Shelton, WA 98584



**From:** [Barb H.](#)  
**To:** [Marissa Watson](#)  
**Subject:** STRs impact at Harstene Pointe Community  
**Date:** Wednesday, August 7, 2024 11:24:06 PM

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Hello Marissa-

We have owned a home in our gated community of "Harstene Pointe" for past 20 yrs, on Harstine Island.

In the past 4 yrs we have seen an incredible increase in STRs. To where there are currently approximately 70 STR's.

I have the list with addresses and only a few ( less than a dozen) have business licenses. I can send it at your request.

Which is a state of WA requirement!

The impact I have noticed is extremely negative. These short term renters are;

\* invading our shoreline from shell fishing for Goey ducks, Oysters, Clams with out licenses.

Also picking up Sea Stars that are finally on the return.

\* our private community has its own Sewer & Water treatment center which is having difficulties with the extra demand on our infrastructure.

\* Safety with the excessive traffic these STRs bring in, including speeding.

\* us property owners can't enjoy our amenities of the pool, beach & marina due to STRs. We pay HOA fees for these amenities & cant use them with the influx, the crowds from STRs!

I have hope that Mason County will help us out by banning STRs or significant reducing the number of them.

If you have any questions, please feel free to contact me.

Thank You,  
Barbara Hrehov  
412 E Pointes Dr E  
Shelton , WA  
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** [Katie Farrell](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals in Mason County & Hartstene Pointe  
**Date:** Monday, September 2, 2024 4:58:03 PM

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Hi Marissa,

I received your information from a fellow resident at Hartstene Island. A large number of residents have been increasingly concerned about the rising amount of short-term rentals (henceforth STRs) within the Pointe community and the damage they are causing. I would like to share a few of the most important details with you, and ask that the county take decisive action to help solve this problem. In an effort to keep things short and concise, I'll use bullet points to summarize the issues. If you would like any additional information, please don't hesitate to reach out.

There used to be less than a dozen rentals within the Pointe community, all managed by the security guard. It was such a small operation and had virtually no impact on the community. Within the past 5 years there has been an incredible increase in STRs, and we now have over 70. New homes are being built frequently with the sole purpose of functioning as an STR, and new owners are purchasing land/condos/homes with the express intent of having an STR.

Here are a few of the key issues to consider that the rising amount of STRs have brought about:

- Increased Traffic:
  - The 70+ STRs within the community generate an incredible amount of vehicle traffic. The roads within the community are narrow, and can barely accommodate two vehicles driving by each other. These extra cars clog the roads, and prevent emergency vehicles from having full access to the Pointe community (this has happened on multiple occasions).
- Vandalism/Theft:
  - STRs often bring in renters looking for a fun party weekend, frequently involving excessive amounts of alcohol. This can lead to a host of issues. For example, when walking by one large STR, we overheard the folks on the deck shouting "let's go find a vacant house and break in!". We immediately called security, who informed us that they had just been at the house an hour previously for another complaint. Our property has been broken into and many others we know have had similar experiences. Some STRs have been heavily vandalized by rambunctious party crowds.
- Safety/Assault:
  - Our security guards have been assaulted multiple times dealing with unruly renters. The STR renters are not familiar with the rules at the Pointe, and even those that are can be more prone to disregard them in favor of having a good time. After all, they can leave at the end of the weekend, and are not accountable to anyone for their actions. The safety and security of our residents and staff are of utmost importance, and the behavior and attitudes of the STRs and their renters often runs counter to this.
- Speeding/Pedestrian Traffic:
  - The speed limits within the Pointe are 15mph. Renters using STRs are unaccustomed to these speed limits, and many of the renters are of a younger generation that plays fast and loose with speed limits. Vehicles speeding

around the roads creates unsafe conditions for the many walkers, not to mention the animal life (deer, racoons, foxes, ect).

- Damage to Shoreline:
  - We have seen increases in shell fishing, gooey duck harvesting, and oyster/clam harvesting, all without licenses. The increase in this is depleting the natural resources of our beaches and shorelines.
  - Sea Stars used to be more plentiful, but in the past years they have diminished greatly. They have begun to slowly come back, but the increases in renters cause more damage to these creatures (picking them up, ect).
- Water/Sewage/Trash Use:
  - The Pointe has its own water and sewer treatment plant, which is already experiencing troubles and is maxed on capacity. The STRs drastically increase the amount of people in a given residence, with some housing 20-30 people in them during weekends (our neighbors had 30 during the 4th of July weekend). STRs create added stress on the sewer system, which is due for replacement, and something all the property owners will be responsible to pay for.
  - Trash usage skyrockets during the summer when STRs are at their peak, creating additional expenses for the HOA and property owners, not to mention mountains of additional trash.
- Disregard of WA Law:
  - Only a few (less than a dozen) of the STRs at the Pointe have business licenses, and thus are not complying with WA laws.
- Affordable Housing:
  - When prospective owners realize the financial goldmine that an STR can be, they are eager to purchase within our community. This drives housing prices up, making it harder for home owners to afford basic housing. The lack of affordable housing within the state is well known, and the increase in STRs contributes to this problem.
- Overcrowding and Subsidizing
  - The STRs bring in more renters/occupants than the houses would have normally if owned and used by a single family. The average family size within the nation is just over three persons per household, regardless of how big the home may be. We know several STRs at the Pointe that have 3-4 bedrooms, yet generate 20+ renters and 5-6 cars during the duration of the stay. The driveways, roads, and homes are not built to accommodate this, which leads to obvious overcrowding. Furthermore, the large influx of renters crowds the "hot spots" (beaches, pool, clubhouse, ect), amenities that the residents are paying for with their dues and then unable to use due to the large crowds of people.
  - Due to the overcrowding, Hartstene Pointe residents ultimately end up subsidizing all of the STRs at the Pointe. Our taxes and dues go towards keeping our community safe, clean, and enjoyable. However, the STR owners enjoy the benefit of renting out their homes (often charging \$500+ per night) while the rest of the property owners are left footing the bill (increased water/sewer expenses, garbage, patrol, damage to shoreline, forests, ect).

We urge Mason County to take a serious look at the STRs within the county, and specifically within private communities like Hartstene Pointe. We would ask that Mason County take steps to limit the number of STRs that can be in community, possibly by a lottery system, permits, or other similar structure. Ideally we would like to see STRs banned within the Pointe community, as they have generated more harm than good. With 70+ already in existence, and no legislation to stop their growth, our fear is that our community will continue to be overrun by STRs and the harms they bring. Please take action on this, and help us protect our community, residents, shorelines and forests.

Thank you,

**Katie and Jon Farrell**



**From:** [chuckynfranky@gmail.com](mailto:chuckynfranky@gmail.com)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rental Regulations  
**Date:** Wednesday, September 4, 2024 10:15:42 AM

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Marissa,

We are writing to you regarding the regulations that Mason County is considering related to Short Term Rentals (STRs). We are in the process of building our retirement home within the community of Hartstene Pointe. We purchased the lot in 2021 and chose this location because of the proximity to the water and because of the community within the Pointe. One thing that we've loved the most is getting to know our neighbors and the amazing community events that are held here.

We are concerned about the growing number of STRs within our community and the impact that they are having to this otherwise quiet, residential, community. The impacts are most notable during the summer months. Although it hasn't become unmanageable, we are concerned that without regulations it will only get worse. Our HOA has been dancing around regulations related to STRs for several years. However, any rules and regulations created at a county level will take precedent and will likely be easier for our HOA to enforce.

We urge Mason County to take a serious look at the STRs within the county, and specifically within private communities like Hartstene Pointe. I spoke at a County meeting this spring and suggested that the County look at a system that I've seen elsewhere where the permits for operating an STR are limited and a lottery system is utilized to issue permits. This would dissuade those that are purchasing homes for the sole purpose of utilizing them as an STR. This practice is becoming the norm within our community. It's beneficial to Mason County to have permanent residents living and contributing to the life here. Carl is an elected official for Hartstene Pointe Water and Sewer District. Teri is a volunteer for the local Red Cross Chapter. These are things that we can offer as residents that STR occupants can't.

Carl and Teri Anderson

**From:** [stevifarrell146@comcast.net](mailto:stevifarrell146@comcast.net)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals in Mason County & Hartstene Pointe  
**Date:** Friday, September 6, 2024 12:22:27 PM

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Hi Marissa,

I received your information from my son who is an owner at the Pointe on Hartstene Island. I've been going to Harstene Pointe for over 40 years with a good friend and also with my son. Unfortunately, the Pointe is not as nice as it was in earlier days, once the STRs became so popular. My son has written a detailed list of concerns below that I cannot really improve upon, so I have simply included the same information that he sent you. I will add that due to the extremely high increase in STR traffic, the Pointe has had to make many changes that did not used to be required. Now, they have fenced and locked the community pool, which can only be accessed through a security gate. They have security cameras throughout the clubhouse and pool area. Something never needed when the Pointe was primarily owner used. The security officer spends a large amount of time roaming the grounds in order to prevent or catch violators of fireworks and fire bans. This did not used to be a problem. Dead animals have been found on the road which was never an issue prior to the STRs since everyone obeys the 15 mph limit (this is very concerning with all of the small children walking the roads). New homeowners, with the sole intent of building STRs have bought up land to build extremely large homes that do not meet the standards of the community. These large homes are eye sores that distract from the beauty that has always been enjoyed by owners in previous years. The Harstene Pointe HOA is powerless to stop these new homeowners from building whatever they want because the HOA cannot afford to fight lawsuits from these wealthy new owners. It is really a very sad and shameful thing to watch.

A large number of residents have been increasingly concerned about the rising amount of short-term rentals (henceforth STRs) within the Pointe community and the damage they are causing. I would like to share a few of the most important details with you and ask that the County take decisive action to help solve this problem. In an effort to keep things short and concise, I'll use bullet points to summarize the issues. If you would like any additional information, please don't hesitate to reach out.

There used to be less than a dozen rentals within the Pointe community, all managed by the security guard. It was such a small operation and had virtually no impact on the community. Within the past 5 years there has been an incredible increase in STRs, and we now have over 70. New homes are being built frequently with the sole purpose of functioning as an STR, and new owners are purchasing land/condos/homes with the express intent of having an STR.

Here are a few of the key issues to consider that the rising amount of STRs have brought about:

- Increased Traffic:
  - The 70+ STRs within the community generate an incredible amount of vehicle traffic. The roads within the community are narrow and can barely accommodate two vehicles driving by each other. These extra cars clog the roads and prevent emergency vehicles from having full access to the Pointe community (this has happened on multiple occasions).
- Vandalism/Theft:
  - STRs often bring in renters looking for a fun party weekend, frequently

involving excessive amounts of alcohol. This can lead to a host of issues. For example, when walking by one large STR, we overheard the folks on the deck shouting "let's go find a vacant house and break in!". We immediately called security, who informed us that they had just been at the house an hour previously for another complaint. Our property has been broken into and many others we know have had similar experiences. Some STRs have been heavily vandalized by rambunctious party crowds.

- Safety/Assault:
  - Our security guards have been assaulted multiple times dealing with unruly renters. The STR renters are not familiar with the rules at the Pointe, and even those that are can be more prone to disregard them in favor of having a good time. After all, they can leave at the end of the weekend and are not accountable to anyone for their actions. The safety and security of our residents and staff are of utmost importance, and the behavior and attitudes of the STRs and their renters often runs counter to this.
- Speeding/Pedestrian Traffic:
  - The speed limits within the Pointe are 15mph. Renters using STRs are unaccustomed to these speed limits, and many of the renters are of a younger generation that plays fast and loose with speed limits. Vehicles speeding around the roads creates unsafe conditions for the many walkers, not to mention the animal life (deer, racoons, foxes, etc.).
- Damage to Shoreline:
  - We have seen increases in shell fishing, gooey duck harvesting, and oyster/clam harvesting, all without licenses. The increase in this is depleting the natural resources of our beaches and shorelines.
  - Sea Stars used to be more plentiful, but in the past years they have diminished greatly. They have begun to slowly come back, but the increases in renters cause more damage to these creatures (picking them up, etc.).
- Water/Sewage/Trash Use:
  - The Pointe has its own water and sewer treatment plant, which is already experiencing troubles and is maxed on capacity. The STRs drastically increase the amount of people in a given residence, with some housing 20-30 people in them during weekends (our neighbors had 30 during the 4th of July weekend). STRs create added stress on the sewer system, which is due for replacement, and something all the property owners will be responsible to pay for.
  - Trash usage skyrockets during the summer when STRs are at their peak, creating additional expenses for the HOA and property owners, not to mention mountains of additional trash that attract rats and creates a health hazard for residents and children.
- Disregard of WA Law:
  - Only a few (less than a dozen) of the STRs at the Pointe have business licenses, and thus are not complying with WA laws.
- Affordable Housing:
  - When prospective owners realize the financial goldmine that an STR can be, they are eager to purchase within our community. This drives housing prices up, making it harder for homeowners to afford basic housing. The lack of affordable housing within the state is well known, and the increase in STRs contributes to this problem.
- Overcrowding and Subsidizing
  - The STRs bring in more renters/occupants than the houses would have normally if owned and used by a single family. The average family size within

the nation is just over three persons per household, regardless of how big the home may be. We know several STRs at the Pointe that have 3-4 bedrooms yet generate 20+ renters and 5-6 cars during the duration of the stay. The driveways, roads, and homes are not built to accommodate this, which leads to obvious overcrowding. Furthermore, the large influx of renters crowds the "hot spots" (beaches, pool, clubhouse, etc.), amenities that the residents are paying for with their dues and then unable to use due to the large crowds of people.

- Due to the overcrowding, Hartstene Pointe residents ultimately end up subsidizing all of the STRs at the Pointe. Our taxes and dues go towards keeping our community safe, clean, and enjoyable. However, the STR owners enjoy the benefit of renting out their homes (often charging \$500+ per night) while the rest of the property owners are left footing the bill (increased water/sewer expenses, garbage, patrol, damage to shoreline, forests, etc.).

We urge Mason County to take a serious look at the STRs within the county, and specifically within private communities like Hartstene Pointe. We would ask that Mason County take steps to limit the number of STRs that can be in community, possibly by a lottery system, permits, or other similar structure. Ideally, we would like to see STRs banned within the Pointe community, as they have generated more harm than good. With 70+ already in existence, and no legislation to stop their growth, our fear is that our community will continue to be overrun by STRs and the harms they bring. Please take action on this, and help us protect our community, residents, shorelines and forests.

Thank you,

Steve Farrell

**From:** [sandsfarrell@gmail.com](mailto:sandsfarrell@gmail.com)  
**To:** [Marissa Watson](#)  
**Subject:** Short Term Rentals in Mason County & Hartstene Pointe  
**Date:** Friday, September 6, 2024 3:15:18 PM

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Hi Marissa,

Our son Jonathan owns property at the Pointe on Harstene Island. My husband and I go out and have lunch with them occasionally. Prior to our son's ownership, my husband and I had been going out to the island for over 40 years, staying with a family friend who has an island home. We have seen the negative impact that renters have been causing and want to endorse the letter that our son and his wife have written to you below. They have done a great job in outlining specifics.

One of my huge concerns is the impact that the increased number of people have had on the environment of the island, specifically the Pointe. Renters do not take pride of ownership, therefore there is more litter, animal life abuse (feeding "people" food to the wild animals and unleashed dogs scaring the animals) and abuse of marine life. When large numbers of renters storm the beach, the marine life doesn't stand a chance! Instead of teaching appropriate respect for the marine life, renters take away shells, rocks, driftwood, and sea creatures, depleting the natural order of life on the beach. The same thing happens in the forest where new trails are recklessly blazed by bicycles that should not be on them. The trails were designed for walking.

The noise level with increased traffic, unruly crowds, and their dogs, impacts the wildlife as well. We often have had noisy crowds at nearby island homes over the years.

I would also mention the negative impact of high usage on the sewer system, waste management, PUD, security, and fire management. When there are more renters than an average household would be, all of these become a concern for the community, especially the owners who bear the brunt of increased rates, repairs, and management. We have seen the dumpsters at overflow more frequently, due to the number of added renters. All other services are also maxed out, not to mention the clubhouse, pool, hiking trails and common areas. The renters are not interested in learning the community guidelines, and even when told, they aren't careful to follow them.

We appreciate that people want to do what they can to supplement their portfolio, but it should not be at the expense of the Pointe homeowners who live year-round at the Pointe or the owners who frequent their own property. Investors need to choose another location that is not impacted so negatively by the increase in renters. Most owners in the past have looked forward to the peace, serenity, and beauty of the Pointe. This is fast disappearing. I hope that you will be able to give this concern your full attention before it is too late.

Thank you,

Sue Farrell

Following is Jon and Katie Farrell's email:

"I received your information from a fellow resident at Hartstene Island. A large number of residents have been increasingly concerned about the rising amount of short-term rentals (henceforth STRs) within the Pointe community and the damage they are causing. I would like to share a few of the most important details with you and ask that the county take decisive action to help solve this problem. In an effort to keep things short and concise, I'll

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  - Sea Stars used to be more plentiful, but in the past years they have diminished greatly. They have begun to slowly come back, but the increases in renters cause more damage to these creatures (picking them up, etc.).
- Water/Sewage/Trash Use:
  - The Pointe has its own water and sewer treatment plant, which is already experiencing troubles and is maxed on capacity. The STRs drastically increase the amount of people in a given residence, with some housing 20-30 people in them during weekends (our neighbors had 30 during the 4th of July weekend).

STRs create added stress on the sewer system, which is due for replacement, and something all the property owners will be responsible to pay for.

- Trash usage skyrockets during the summer when STRs are at their peak, creating additional expenses for the HOA and property owners, not to mention mountains of additional trash.
- Disregard of WA Law:
  - Only a few (less than a dozen) of the STRs at the Pointe have business licenses, and thus are not complying with WA laws.
- Affordable Housing:
  - When prospective owners realize the financial goldmine that an STR can be, they are eager to purchase within our community. This drives housing prices up, making it harder for homeowners to afford basic housing. The lack of affordable housing within the state is well known, and the increase in STRs contributes to this problem.
- Overcrowding and Subsidizing
  - The STRs bring in more renters/occupants than the houses would have normally if owned and used by a single family. The average family size within the nation is just over three persons per household, regardless of how big the home may be. We know several STRs at the Pointe that have 3-4 bedrooms yet generate 20+ renters and 5-6 cars during the duration of the stay. The driveways, roads, and homes are not built to accommodate this, which leads to obvious overcrowding. Furthermore, the large influx of renters crowds the "hot spots" (beaches, pool, clubhouse, etc.), amenities that the residents are paying for with their dues and then unable to use due to the large crowds of people.
  - Due to the overcrowding, Hartstene Pointe residents ultimately end up subsidizing all of the STRs at the Pointe. Our taxes and dues go towards keeping our community safe, clean, and enjoyable. However, the STR owners enjoy the benefit of renting out their homes (often charging \$500+ per night) while the rest of the property owners are left footing the bill (increased water/sewer expenses, garbage, patrol, damage to shoreline, forests, etc.).

We urge Mason County to take a serious look at the STRs within the county, and specifically within private communities like Hartstene Pointe. We would ask that Mason County take steps to limit the number of STRs that can be in community, possibly by a lottery system, permits, or other similar structure. Ideally, we would like to see STRs banned within the Pointe community, as they have generated more harm than good. With 70+ already in existence, and no legislation to stop their growth, our fear is that our community will continue to be overrun by STRs and the harms they bring. Please act on this, and help us protect our community, residents, shorelines and forests."

**From:** [Debbie Tacke](#)  
**To:** [Marissa Watson](#)  
**Subject:** STRs on Harstine Island  
**Date:** Sunday, September 8, 2024 1:33:40 PM

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Hi Marissa - I was given your name as a contact to write to about Short term rentals on Harstine Pointe. We own a home on the Pointe (since 2008) and have seen a significant increase in STRs over the past 4 years (since COVID) and are concerned about the impact they are having on the safety and overall health of the community. The Pointe was constructed as a community, a place where you know your neighbors and have a sense of familiarity with other property owners. It has become a revolving door of people who do not have an "owner" or "resident" mindset and who are eroding the natural resources as well as the common areas without thought for the long-term effect of their actions. They also make it difficult for owners to access amenities and are not mindful of speed limits and noise considerations. We would like to request that some action be taken to at least limit the percentage of STRs on the Pointe if not eliminate them altogether.

Thank you very much for your attention to this matter.

All the best,  
Debbie Tacke



**From:** [Karla Oman](#)  
**To:** [Marissa Watson](#)  
**Cc:** [ICE 1 Alex Perlman](#)  
**Subject:** Re: Mason County Short-Term Rental Regulations - PAC Meeting Oct. 21, 2024  
**Date:** Monday, September 30, 2024 12:14:16 PM  
**Attachments:** [image002.png](#)

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Hi Marissa,

My husband and I plan on attending in person.

We have strong objections to STRs. We now live next to one, not what we wanted when we bought our retirement home and moved in 6 years ago. The ppl who purchased next to us last spring did not inform any neighbors of their plans to run a business in what is zoned residential until well after the fact. Some of their renters have been so very special, and the owners have done very little to rein them in. Their renters have violated the noise ordinance, and stolen oysters and clams from our beach. When notified during these events, they have done nothing about it. They (the owners) have been nasty to the long-term residents, and done nothing to fence off their area, mitigate the noise or mark their beach. So to say we are not fans is an understatement.

Additionally, some of these very special renters have been less than stellar - as in suspicious. The amount of risk they've introduced into our neighborhood is not appreciated. Unknown ppl; those who don't understand septic systems (we are waterfront on the Canal), risking both the Canal, and the septic drain field, which will totally mess with the wellhead and our water system. This is a legacy water system, and a shared two-parcel well. We do not want someone casing the neighborhood - and STRs out here are ripe for that potential.

If Mason County wants a stable tax base of residents who can contribute positively to the social fabric, STRs where we are are not wanted. Having this next door to us has removed our ability for quiet use and enjoyment of our home. We are RR5 - rural residential, not business - which is why my residence should not be next door to a business. With absentee landlords. This is essentially a hotel. A regular B&B would not be allowed, and neither should an STR.

Thank you,  
Karla Oman

*Pardon any missing or errant characters... I tend to miss the letter A when I type quickly*

On Monday, September 30, 2024 at 11:27:59 AM PDT, Marissa Watson

**From:** [Larry Pazaski](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Monday, September 30, 2024 7:47:11 AM

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From: Larry Pazaski  
Dept Sent To: Marissa Watson  
Message: September 30, 2024,  
To Mason County, Community Development, Marissa Watson,  
I am a Property owner/member in an HOA on Mason Lake, called Paradise Service Associates Incorporated, (PSA). PSA contains 228 platted residential lots, plus 2 well sites, and a common area on Mason Lake for member use exclusively. PSA has 51 waterfront lots, 177 non waterfront lots. The average parcel size of single lots range from .16 acre to .40 acre, most lots are .20, 1/5th acre, to .25, 1/4 acre.  
Each PSA residential lot must provide their own county approved septic system, most systems are 30 to 60 plus years old.  
Due to the small fractional, acre size of PSA residential parcels, with all PSA Lots down sloping, i.e. running to Mason Lake, I am very concerned any Mason County, Short Term Rental policy, without parcel size minimums of .5, 1/2 acre minimum, would place the pristine water of Mason Lake water quality at risk.  
This could result in water pollution threats to human health, and negatively impact marine fish, waterfowl, and aquatic plant life, This could result in legal action against Mason County, if a STR policy, without minimum lot size restrictions, could result in degrading Mason Lake water quality, threaten human health and wildlife. The multitude of governmental, and private environmental agencies, could seek legal action against Mason County, for directly, or indirectly, violating existing laws within jurisdiction of the State Dept of Ecology, State Fish and Game, and Native Tribal treaty rights. Many of these regulatory, or consumer protection organizations, emphasize individual, and organizations, to not harm, or degrade life forms,  
threaten natural waters, and, all should endeavor to protect native plant and animal species, including humans, living within Washington State. I am not an attorney, however, I am a long time native to Washington, and have been a tax paying, self employed, now retired, resident of this State, for over 70 years.  
I would suggest you review the 1,000 parcels on Mason Lake, and you will find that outside our HOA, parcel size range, on average, from .50 acre and greater. Full time residency continues to grow, placing more burden on land and water quality, especially, given the volume of powered watercraft, and expanding public use of Mason Lake, in the Spring and Summer seasons.  
I hope you find my comments to be useful.  
Mason Lake property owner, since 1989  
BTW, Our HOA, Paradise Service Associates Incorporated in 1992, includes CC & R's which state,  
" No business is allowed to be operated on PSA individual lots".

**From:** [Karen Goodwin](#)  
**To:** [Marissa Watson](#)  
**Subject:** Short term rentals  
**Date:** Saturday, September 28, 2024 9:40:29 AM

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Hi Marissa,

I'm writing again to urge Mason County to adopt rules and regulations regarding short term rentals (STR). At Hartstene Pointe we are inundated with large numbers of STR's that are overwhelming our resources and making our community unsafe.

I believe as a result of STR's at the Pointe, full time residents are ashamed we have become poor neighbors to other residents on the island and roads adjacent. In the past 3 years, I have never driven on Hartstene Island north road from the bridge to the Pointe without experiencing at least one vehicle crossing over the center line into the oncoming traffic lane. Additionally, there has been so much speeding that the number of road kill animals have increased. Just last week, there were two deer killed and left in the roadway. North Island road has become extremely dangerous and the majority of the cause is due to speeding vehicles, most of which have been STR's. STR's offending drivers are easily identifiable as full time residents at the Pointe are familiar, we have consideration and respect for other island residents, and our priority is island safety and security.

As stated before, full time residents at the Pointe are helpless against the STRs emotional and financial exploitation that they inflict on our community. WE must have the county enact legislation in order for us to make our community safe again. It has become such an unsafe situation, that I am willing to serve or be heard on any committee regarding this issue.

Thank you!  
Michelle Woods



**From:** [Larry Keene](#)  
**To:** [Marissa Watson](#)  
**Subject:** The Airbnb Next Door Caused Damage To My Property  
**Date:** Monday, September 30, 2024 8:24:27 PM

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Dear Marissa,

I'd like you to report this incident to the Planning Advisory Committee regarding Airbnb rental rules under consideration.

About two weeks ago, the Airbnb next door had a concrete contractor cause damage to my property. They had a concrete pad poured, I assume to support a larger hot tub than the existing one. The Airbnb property has no access to the waterside of the property, as the house severely stretches the 50-foot wide lot it's built on. Instead, their contractor trespassed on my property, used my ramp and side yard to run his wheelbarrows to the construction site, and used our water supply for cleanup. When I called and confronted him about the damage, he denied having used my side yard. He says he ran chutes to the site, a distance of about 100 feet. Obviously, he lied to me. No mixing truck carries that many chutes and the distance would be impossible to support if they did. Additionally, he spilled cement all over the top of our ramp and killed our grass from his wheelbarrow ruts. He admits to using our water supply, but only to be a good neighbor and clean up his mess (He failed badly!).

My wife and I have owned our property for seven years now with no complaints. The cement mess was the final straw. No homeowner would treat a neighbor so poorly. I've installed a gate across the property line to prevent them from accessing our property in the future. The renters routinely parked on our property as the rental house parking is quite constrained. When we complain to the home owner, her response is always the same: We tell them not to. And this gets to the crux of the problem. The absentee owners are just running an investment property and their renters don't care about our property rights.

"Oyster Haven" (their term on the Airbnb ad) is pretty much stripped of shellfish, but you can also see a noticeable thinning of shellfish on our side of the beach property line. I had a recovering fishery two years after the devastating high temps of Summer 2022. I won't have a fishery at all in two more years if things don't change.

Finally, I've seen as many as 10 adults staying at a rental house permitted as a two-bedroom septic system. Their ad doesn't say they can accommodate that many people, but, like I said,

renters don't care. There are no safeguards to prevent over usage of the septic system, over harvesting of shellfish or illegal parking on other people's property.

It would be a pleasant surprise for property owners if your final rules actually protected our rights.

Thank you for your time and consideration.

Larry Keene



**From:** [Susan Smart](#)  
**To:** [Marissa Watson](#)  
**Subject:** Lake Limerick  
**Date:** Sunday, September 29, 2024 10:12:01 AM

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Hi Marissa

Something is going on in the Lake Limerick Community. Properties are being bought for way over what they are valued at on Zillow, etc. what I am hearing is they will be STRs. Sorry cannot be sure but if they are it is an example of people being priced out of a residential community. Wanted to let you know.

Susan

Sent from my iPhone

**From:** [Terry Clancy](#)  
**To:** [Marissa Watson](#)  
**Cc:** [ingridclancy@hotmail.com](mailto:ingridclancy@hotmail.com)  
**Subject:** RE: Mason County Short-Term Rental Regulations - PAC Meeting Oct. 21, 2024  
**Date:** Friday, October 4, 2024 10:47:38 AM  
**Attachments:** [image001.png](#)

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Hi Marissa,

In the last PAC/commissioners meeting on the short term rental topic, it was suggested that Short Term Rentals typically collect \$350 per night and so a quarterly or annual permit fee would be easy to pay. Well, our waterfront Short Term Rental apartment sits empty for much of the year and even in high season I am sometimes renting it for \$89 per night to fill it. In high season I sometimes certainly collect more but typically not more than \$150 and never more than \$200 per night. Currently we have our apartment rented to a travelling nurse for 3 months for less than \$75 per night. So be county representatives should be careful with such broad statements which can create a false impression and result in invalid assumptions. Also note that flat permit fees discriminate against those who can not command high fees to the benefit of the wealthy and more expensive rentals.

I was shocked at the suggestion (I think by a commissioner ?) that a fee of \$10,000 might be used to deliberately make short term rentals not viable. Where we live, most of the homes are empty most of the year. Short term rentals help fill some of those homes for much of that time. Those guests are eating at the local bar and bistro, filling up at the local gas station and getting groceries at the local store etc etc etc. The person who made that suggestion sounds like they want to kill those businesses, dull the vibrance of the community and push out homeowners.

In my humble opinion ..... in addition to property taxes, Mason County **already** collects 2.1% to 2.4% sales tax on Short Term Rentals revenue. If permitting is required, then that should be viewed as a cost of doing business for that revenue as it is for many other sorts of other businesses. Note that permitting with no permit fee will also increase sales tax payment compliance, which would help offset the cost with out the need for additional fees, but as I say it should be viewed as the cost of doing business.

In any case any costs should be calculated as a percentage of related revenue, so as to not disadvantage the those who can not command high fees to the benefit of the wealthy and more expensive rentals.

One well meaning suggestion was that Short Term Rentals reduce the rental

inventory for low income folk looking for permanent accommodation. While I sympathize with that position, it really does not apply because (1) Most hosts offer Short Term Rentals because they want to be able to block out weeks or months for family and friends to use that space during visits. (2) Since many of Short Term Rentals are higher end waterfront rentals, they are at the opposite end of the market compared to the needs for rental accommodation of low income folk. Better to let the Short Term Rentals industry flourish and drive more vitality, and economic activity so there is more employment opportunity and more county tax revenue to better help address the issue. We currently have out apartment rented to a travelling nurse which is a win win win for her, us and the county.

Finally making changes to the system now is not fair to those of us who have recently purchased in the area on the assumption that short term rentals would allow us to manage the cash flow required as a result of that purchase. On top of that we have invested more than \$150K to upgrade our property to handle short term rentals, this includes an new larger septic system and renovation, again this was assuming current regulations would apply. Please do not change things in a way that these investments, and trust, in Mason County will be shown to have been unwise.

Terry

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**From:** Marissa Watson <MWatson@masoncountywa.gov>

**Sent:** Monday, September 30, 2024 11:28 AM

**To:** Marissa Watson <MWatson@masoncountywa.gov>

**Subject:** Mason County Short-Term Rental Regulations - PAC Meeting Oct. 21, 2024

Hello All,

You are receiving this email because your name was added to the notification list for the Mason County short-term rental regulation review.

The Planning Advisory Commission will be reviewing the Short-term rental regulations on **Monday, October 21, 2024**. This will be a public hearing with in person and Zoom option for attendance. The Agenda will be posted on the Planning Advisory Commission page [here](#); directions on how to access the Zoom meeting are provided on the agenda PLEASE READ CAREFULLY for directions on how to obtain the meeting password.

Many people interested in this topic have sent me comments which I have forwarded on to the PAC. For those who sent me comments between Friday and today, I will be forwarding those on to the PAC for review.

Revisions and additions have been made to the draft STR regulations since our last meeting in June. I want to point out that the Board of County Commissioners (BOCC)



**From:** [Kathy Ann Nixon](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Monday, October 7, 2024 3:09:27 PM

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From: Kathy Ann Nixon  
Dept Sent To: Marissa Watson  
Message: The owners or their representatives do not respond to problems in real time.  
Problems like:  
Noise  
Too many guests  
Taking too many oysters and/or clams off the beach  
Take oysters/clams off neighbors' beaches  
etc.

Neighbors should not be put in the position of enforcing rules.

**From:** [Jack Nixon](#)  
**To:** [Marissa Watson](#)  
**Subject:** [CAUTION: SUSPECT SENDER] Question Received from the Mason County Website -  
**Date:** Monday, October 7, 2024 2:50:32 PM

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From: Jack Nixon

Dept Sent To: Marissa Watson

Message: Short-Term Vacation Rentals - We live on Hood Canal and have had numerous problems with people who rent waterfront property. The main problem is many have a complete disregard to others property. They frequently steal oysters and clams off our beach. Many renters do not have required licenses and take many times over the limit. Also, there is no quiet time, and the noise is unbearable at all hours of the night. In addition, people will rent telling the owner there will be a lot less people than actually show up. We have seen as many as 15 people show up, and stay overnight, when the rental agreement is for only 4 people. This puts a strain on the drain fields which adversely affects the water quality in Hood Canal.