

## Adam Zack

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**From:** Leith Templin <leithtemplin@hotmail.com>  
**Sent:** Friday, October 9, 2020 3:04 PM  
**To:** Adam Zack; Erika Shook; Rick Hughes  
**Subject:** EPRC/VR  
**Attachments:** EPRC.Final.Staff.VR.docx

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October 8, 2020

Adam Zack  
Planner III and Advisor to EPRC

Thank you for sending us the options for curbing vacation rentals outlined in August-7-2020-Staff-Memo-Land-Use-Issues--Vacation-Rental. The memo addresses several things we whole-heartedly agree with like disallowing VRs in ADUs but does not address other issues we consider to be especially important to Eastsound and which might easily apply to the rest of the county. Attached is the original recommendation from EPRC to Council from January 25, 2020. We hoped Council would share it with you and just wanted to make sure the staff had received it.

While we think all ten recommendations are salient, the 3 items in **bold** below are what we believe to be the most important unaddressed issues. If enacted, these 3 restrictions would have a huge positive impact on affordable housing, preventing more vacation rentals in neighborhoods where out of county investors build-out and buy residential properties for that purpose and perhaps most importantly prevent residences from becoming bought and sold as de facto businesses.

One last issue not addressed in our original 10 recommendations is VRs in Village Commercial. While there is a new hotel being permitted in VC, recent development in VC has been mostly single-family homes, a third to half of which have been immediately converted to vacation rentals. There would have been even more units converted to VRs if the parking had allowed for it.

\* Our forthcoming recommended change to VC code removes vacation rentals entirely from Village Commercial with the goal of ensuring only long term housing is built in the downtown area.

We would be very much obliged if you would ask Staff to consider these recommendations in addition to the solutions they have pursued.

Thank you,

Eastsound Planning Review Committee  
Leith Templin  
Charles Toxey  
Terry Gillespie  
Brian Wiese  
JoAn Mann

## Recommendations for Eastsound Subarea Vacation Rentals

1. We suggest two tiers of Vacation Rentals.
  - The first tier would be called a “Homestay” or “Homeshare”. Homestay or Homeshare rentals would be defined as where the actual property owner (not a representative or relative) lives on site and would be allowed outright on a residential property.
  - The second tier is a VR permit where the owner does not live on the property and would be granted only if less than 7% active vacation rentals (of both tiers) are currently permitted in that land use designation. Non-homestay vacation rental permits would be denied in land use designations where the current total vacation rental percentage is higher than the 7% limit. This will prevent vacation rentals from becoming a dominant use and characteristic in any neighborhood/land use designation.
2. **New construction, including houses barged in, should not be made eligible for a vacation rental permit for ten (10) years after the building permit is issued. This will prevent speculative building aimed at the vacation rental market and makes new residential construction serve the year around population for several years before being converted to vacation rentals.**
3. Allow only one vacation rental per residential parcel. For ADUs built before 2007, permit a vacation rental in the main residence or the ADU, but not both. Continue to disallow ADUs built after 2007 to be vacation rentals, allow only the primary residence.
4. Require VR permits in all land use districts, including \*\*Village Commercial and Marina. Require commercial properties with short term rentals to apply for and be regulated by the same vacation rental regulations as non-commercial land use designations unless they are regulated as resorts, B&Bs or hotels.
5. **Do not allow San Juan County residents from operating more than one vacation rental. This is to accommodate someone who is renting out an island property with the intention of retiring here or to keep it as their vacation home. Two or more properties are obviously being used as investment properties by remote landlords.**
6. **All vacation rental permits should expire upon the sale of the property. An exception would be for direct family heirs where no money was paid for the transfer of the property or where the property goes into a family trust or an LLC provided the vacation rental permit is in good standing and continued use complies with all applicable Vacation Rental regulations and annual renewal requirements.**
7. Reserve ground floor units in Eastsound Village Commercial for commercial or long-term residential uses, \*\* allowing vacation rental units only on the second floor or above. This promotes mixed-use buildings that continue to serve commercial and long-term residential needs year around.
8. Request that Staff develop a system for evaluating whether a permit should be revoked or renewed based on verified infractions of vacation rental regulations such as police reports, failed inspections, etc., not just unverified complaints.

9. Disallow house parties/events (reunions-weddings) at non-commercial properties. Allow only the permitted number of renting guests and the renting guests' cars on residential properties. Allow events with non-staying guests at commercial properties provided that they meet all of the other guidelines applicable to all vacation rentals regarding parking, noise, etc.
  
10. In the Vacation Rental permit application and regulations, specifically exclude; spaces for open air camping, tents, trailers, camper vans, RVs, sheds, teepees and any other rented sleeping enclosures unless they have been issued an occupancy permit as habitable space from the county. Such facilities not permitted as habitable space should be classified as resort/commercial campground/outdoor recreational facilities if they are allowed in their land use designation and be prohibited where not allowed. Where they are allowed, there must be proof of adequate septic/sewer capacity to meet all guests' and residents' needs on the parcel.

\*\*EPRC will be submitting changes to the Eastsound SubArea Plan by the end of this year. Currently they are reviewing the removal of single-family residences in Village Commercial zoning.

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