

Erika Shook

From: Ingrid Gabriel
Sent: Tuesday, January 12, 2021 8:32 AM
To: DL - Council
Subject: FW: Ingrid Gabriel- Clerk to the County Council (Ref. SJC Council meeting 1/12/20 / subject vacation rental moratorium)

From: Michael Johnson <mdjishere@gmail.com>
Sent: Tuesday, January 12, 2021 12:33 AM
To: San Juan County Council <councilvm@sanjuanco.com>
Subject: Ingrid Gabriel- Clerk to the County Council (Ref. SJC Council meeting 1/12/20 / subject vacation rental moratorium)

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My name is Michael Johnson. I live on Orcas Island. Thank you for this opportunity. Though much is known, and commonly discussed about the positive aspects of the short-term vacation rental industry I'm communicating with you today in order to voice my support for a moratorium on any, and all, new, short-term vacation rental permits in SJC, (whether they be privately owned whole-house rentals, or home-shares, or commercially operated resort, hotel, or BnB owned rentals). I ask that this moratorium go into effect immediately, and that it stay in effect until new regulations have been proposed, have gone thru the public process, and have been approved, and implemented.

In support of my position, I now ask,
Is it possible, as has been highlighted by both members of the public, and by various SJC advisory groups, that SJC does not have all of the information that it needs in order to make balanced decisions regarding the proliferation of the vacation rental industry, and it's known impacts throughout our island communities? My answer would be "Yes".

As we know short-term vacation rentals, have over time, affected every aspect of our housing, and real-estate markets. And though we know that there are multiple factors involved, we also know that the vacation rental industry is both a driver of real-estate prices, while at the same time is also a stressor, one that continues to exacerbate what is already a severely constrained long-term rental, and affordable housing market. Other known negative impacts of the over-proliferation of short-term vacation rentals includes the depletion of natural resources, the increased burden on local emergency response mechanisms, as well as other environmental, and social concerns.

Current SJC vacation rental policies do not include over-all, or neighborhood caps and limits that would prevent the over-proliferation of short-term vacation rentals on each of our respective islands, and throughout our neighborhoods. Nor do they currently include an efficient system for regulation and enforcement. The current system of going thru the Hearings Examiner's office on a case-by-case basis for expired operating permits, and Compliance forms, (some of which have been expired for years), has proven to be inefficient, arduous, time-consuming, and expensive.

I support an immediate moratorium, and ultimately the passage of all of the components asked for in the Vacation Rental Work Group's proposal... thank you.

Respectfully, Michael "MJ" Johnson
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