

Dear Councilors;

Thank you for honoring our years-long request for a moratorium to consider a cap on any more Vacation Rental permits. I ask that you continue the moratorium for one year. Here's why:

Vacation Rental Maps show that **most of the VRBOs are either in Urban Growth Areas or shorelines**. Please see how this relates to *most of the rest* of the following points.

Missing Data: There isn't accurate data all in one place on how many Vacation Rentals exist and how many permits are pending that will all be passed. We need a complete assessment; including how many pending permits are due to the glut of permits that poured in at the end of 2020, once it was known a moratorium was being considered. We also need an island-by-island assessment.

UGAs and Shorelines: All of our UGAs share at least one border that is all shoreline. Eastsound UGA is especially at risk environmentally, since it has shorelines on both sides of a one-mile-wide land mass, at sea level. We're a wetland watershed covered with Indigenous remains and sacred sites. We're in a wind tunnel that is rapidly getting deforested. We have storm water pollution dumping into Fishing Bay and President's Channel. We allow huge bulk propane storage next to low income clustered housing. We are in a liquefaction zone. The lax land use laws allowing this have eroded all of our quality of life.

What is being primarily built in our UGAs? *High density luxury housing and VRBOs*, with only a few exceptions; and at great cost to our forests and wetlands.

Air B & Bs - They hurt existing B & B's, Inns, and Hotels. There's no way to know, let alone regulate, how many illegal Air B & B's there are, with only one over-worked code enforcement officer, and lax, if any, fines for repeat violators.

Absentee owners, speculative land buyers and traders, and the endless glut of LLC shell games – VS people who really need the income to stay on the islands: This needs to be factored-in and faced, and we need to decide what to do about it so that a stake in community involvement is encouraged and rewarded. If they're only in it to milk the golden cash cow, we need to face how this harms our communities and our lands, and DO something about it!

In closing; Our solely tourist-based economy is built on exploitation. It has driven real estate values sky-high in our UGAs, where over 54% of us are mandated to live by the GMA. This goes against everything our Comp Plan Vision strived to achieve. We have not balanced the elements. Economic tourist-based growth is driving this imbalance, and because of it, we have a lack of affordable housing and people outside of the UGAs crying “not in our back yard,” along with irreversible environmental degradation and violation of Indigenous burial grounds. This is unacceptable. We can and need to do better.

Thank you for hearing us, and for having the courage to step back and *Take a Think* about all of this.

Respectfully yours;

B. Sadie Bailey - Eastsound, WA