

Adam Zack

From: Ingrid Gabriel
Sent: Wednesday, July 14, 2021 9:20 AM
To: Vacation Rental Comments
Subject: FW: Vacation Rental Moratorium Support

From: Shawn Alexander <salexan701@aol.com>
Sent: Monday, July 12, 2021 8:04 AM
To: San Juan County Council <councilvm@sanjuanco.com>
Subject: Vacation Rental Moratorium Support

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Dear council members thank you for allowing more public comment.

I fully support the Vacation Rental Moratorium. There are 14 vacation rentals in my small rural residential neighborhood of 37 parcels in Sea Acres on Orcas.

These vacation rentals are a perfect example of "Spot Zoning", allowing a commercial transient use in a residential zone.

Several of the active vacation rentals in my neighborhood access the property across a private easement. If there is a vehicle accident or fire, there is no requirement that the insurance coverage would cover the harm and damage that may occur. When a simple broken leg in a car accident is valued at \$500,000.00 presently and many of the homes would cost far more than that to replace, we need insurance requirements for transient rentals that equate to the risk and cost of harm.

Hotels and Resorts who pay taxes and are licensed as business have insurance, staff, fire alarms, sprinklers, and regulations to reduce the risk, whereas transient rentals are not required to at the same level for a riskier unsupervised use. In rural residential zones houses are isolated in a rural setting. If there is a fire the local volunteers are the first responders even if the fire is just an unlawful burn or a raging forest fire. To place the burden of fire safety for a commercial for-profit operation on a volunteer organization, is unfair and new permits should require fire alarms, sprinklers, and on-site staff at a minimum in rural residential zones.

By allowing an essentially vested land use without requirements that would apply to a hotel or resort leaves a small neighborhood at the mercy of economic pressure and reduces the quality of life for the full time residents. When a rental is being used,

transient renters often feel entitled to have a campfire and ignore commonly safety practices and restrictions and we as neighbors are forced to report and become the bad guy.

One neighbor has decided to ignore our development's old CC&Rs and build a three-unit two story house on a lot that already had a house and he called it a bunkhouse. Private homeowner enforcement has already cost the neighbors more than \$40,000.00 to enforce and we are not done. The reason is because the neighbor decided the economic incentives outweighed any legal risk.

Furthermore, the moratorium only affects new permits and not existing rentals and the idea that a moratorium will change the existing permits and economy is a red herring and should not be given credence. The parties that claim a moratorium will change the status quo are basing that argument on growth and development and not on the facts as they exist presently.

Thank you.

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