

Adam Zack

From: Lynda Guernsey
Sent: Thursday, August 12, 2021 3:40 PM
To: Vacation Rental Comments
Subject: FW: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

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From: Matkovick (US), Edward G <edward.g.matkovick@boeing.com>
Sent: Thursday, August 12, 2021 3:30 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Cc: San Juan County Council <councilvm@sanjuanco.com>; Jenny Johnston <jjohnstonrn@rockisland.com>
Subject: Re: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

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Date: August 12, 2021.

From: Ed Matkovick & Jenny Johnston (Orcas Island)

To: San Juan County Planning Commission and San Juan County Council

Re: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

Hello Lynda, below are some thoughts for consideration.

If the county is serious about this subject, they need to seriously rethink what parts of Orcas they consider to be “rural”. I bring this up because a house in our densely packed neighborhood was sold to a family whose sole intention is to rent it out. They as much admitted this. They have homes all over California, Washinton and Hawaii, and they are all rentals. When I saw a notice on their fence for application for a rental permit I immediately commented to county on it per the established process. Depite a rental moratorium in place, their application was approved because (and I quote) - *The zoning for this permit is Eastsound Rural Residential, which is in the Eastsound subarea plan but not the UGA and therefore the director determined that it was not affected by the moratorium.*

Anyone visiting our neighborhood will immediately say it’s anything but rural. Our house is surrounded by other houses like you’d see in Redmond or Woodinville. We are not allowed nor do we have room for horses, cows, chickens, pigs, etc. Here’s a formal definition of rural:

*The National Geographic Society defines a rural area is **an open swath of land that has few homes or other buildings, and not very many people.** A rural areas population density is very low. Many people live in a city, or urban area. ... Hamlets, villages, towns, and other small settlements are in or surrounded by rural areas.*

We live in an urban hamlet, period. But as long as the county defines it as rural our entire community is at risk.

There are tons of reasons why allowing unfettered rentals is bad, but the bottom line is this – renters have no skin in the game. They will never care about the community or its resources the way homeowners do. They will come for their vacation, be loud after hours, litter, abuse common assets like courts, piers, docks, and simply leave the mess for us to deal with. At the end of the day, the homeowners will simply become tired of it and leave and when they do Orcas and other islands will be nothing more than one giant Air B&B.

Yours truly, Ed & Jenny.