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Sent: Thursday, August 12, 2021 8:01 PM
To: Vacation Rental Comments
Cc: Michael Johnson
Subject: From Michael Johnson - Orcas Island

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August 12, 2021

To: San Juan County Council, and Members of the San Juan County Planning Commission

Re: Proposed Use of “Caps” for Regulation of Vacation Rentals in San Juan County

Thank you for your prior support for a county-wide moratorium and the need to place limits on this commercial activity in mostly residential land use areas. Today we face a critical need to address the proliferation of vacation rental permits (VRs) in the County through the use of hard numerical caps.

The fundamental purpose of a VR Cap is to help protect and preserve the nature of our county’s residential neighborhoods, including our rural character, our fragile environment, and our cherished island culture.

We propose the following Cap structure.

The VR Cap should be simple and, above all, enforceable. Caps should be island-specific and equal to the number of *active and compliant* VR permits as of December 31, 2020. Definitions of the terms “Active” and “Compliant” are appended.

There may be permit holders who were not active and compliant on December 31, 2020. These permit holders could become active and compliant by December 31, 2021 and still continue operation. However, that would not change the number of the Cap. Instead, the number of VR permits would exceed the cap for a period of time until attrition brought the number back into line with the Cap requirement.

There will be no new vacation rental permits issued for a particular island until that island is below their island's designated Cap. Any vacation rental permit holders who are not active and compliant by December 31, 2021 will surrender their permit until such time as they are eligible to reapply. Once each island is below their designated Cap, a permit may be granted to the next vacation rental on the waiting list on that specific island.

I also support--

A three-strikes-you're-out rule for all non-compliant, and/or illegal VR rentals;

Changing the land-use element that allows the VR permit to transfer with the property at the time of sale;

Counting "all" non-resort, short-term lodging that accommodates tourists (including Home Shares) as vacation rentals, under the hard caps mentioned above;

All of the elements proposed by the Vacation Rental Working Group.

Thank you.

Respectfully,

Michael Johnson, Orcas Island