

## Adam Zack

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**From:** Lynda Guernsey  
**Sent:** Friday, August 13, 2021 3:17 PM  
**To:** Vacation Rental Comments  
**Subject:** FW: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
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**From:** Shawn Alexander <salexan701@aol.com>  
**Sent:** Friday, August 13, 2021 2:28 PM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>; San Juan County Council <councilvm@sanjuanco.com>  
**Cc:** keepsanjuanswild@gmail.com  
**Subject:** Establishment of fixed permanent caps on the total number of Vacation Rental Permits

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I write to support the letter [located at <http://doebay.net/VR/PCCCaugletter.pdf>] sent to you on 11 August 2021 from David Turnoy and others regarding the establishment of caps on Vacation Rental Permits [VRPs] in San Juan County [SJC].

I have lived on Orcas for 22 years full time and my family bought property here 57 years ago. I moved here to enjoy the quiet, tranquil, rural, community-minded nature of Orcas. I am distressed to see the crowds that show up at the 14 nearby vacation rentals, the noise, dust, and free roaming dogs are a nuisance. The fires on the beach and in various places on the rental properties are a danger. The cleaning crews and garbage haulers have no respect for speed limits or dust.

I am deeply concerned about the overall carrying capacity of the islands to provide sufficient water, waste water treatment, transportation safety as well as the negative impacts created by transient populations on noise levels, road and infrastructure impacts, and acceptable levels of commerce in activity centers. I am particularly concerned about the loss of community in my rural residential neighborhood and in the activity areas on Orcas.

The economic pressure to get and maximize the benefits of a VRP are tremendous incentives for property owners. One owner in our neighborhood knowingly and willfully directly violated our CC&Rs to build a multi-story triplex and called it a

bunkhouse. A group of homeowners were forced to spent tens of thousands of dollars in legal fees to force compliance. This huge waste of resources could have been avoided if VRP were restricted to activity areas and not allowed in rural residential zones.

Please pay great attention to setting appropriate caps that reduce the current negative impact of VRPs. Ensure that these caps are permanent and that they are re-evaluated every few years to ensure that they are sufficiently restrictive to prevent the challenges that we have been facing for the past several years. Such re-evaluation should be done with the intention of lowering caps as needed to minimize if not eliminate the negative impact of over-tourism.

Thank you

Shawn Alexander