

Adam Zack

From: Lynda Guernsey
Sent: Tuesday, August 17, 2021 8:53 AM
To: Vacation Rental Comments
Subject: FW: PC hearing agenda for Friday 20 August 2021: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

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From: Paul Gilliland <paul@pgilliland.com>
Sent: Sunday, August 15, 2021 11:37 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Cc: San Juan County Council <councilvm@sanjuanco.com>; keepsanjuanswild@gmail.com
Subject: PC hearing agenda for Friday 20 August 2021: Establishment of fixed permanent caps on the total number of Vacation Rental Permits

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

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 island for three years. I moved here to enjoy the quiet, tranquil, rural, community-minded nature of Orcas. I am distressed to see the crowds. I am concerned about 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 neighborhood and in the activity areas on Orcas.

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.

A related issue is that the current comprehensive land use plan classifies my neighborhood as “Eastsound Rural Residential – 1 unit per 5 acres”. My neighborhood, Bartwood Estates, was platted in 1990 (?), which I presume was before the comprehensive plan designated this area as rural residential. Each of the 28 building lots in this plat are approximately 2/3 acres or less. Most of the homes in the nearby areas are on lots much smaller than 5 acres, and many are on lots smaller than in Bartwood Estates. Some are as small as 0.28 acres. Assigning VRPs to this area on the basis that it is rural residential may be actionable at court, and in any event is beyond any fair and equitable basis. This is plain and simple. This is not “rural residential” by any definition that makes sense.

Paul Gilliland

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