

## Adam Zack

---

**From:** Lynda Guernsey  
**Sent:** Tuesday, August 17, 2021 3:26 PM  
**To:** Vacation Rental Comments  
**Subject:** FW: Vacation Rental Permit caps

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

---

**From:** Jack Hart <jhart@lclark.edu>  
**Sent:** Tuesday, August 17, 2021 3:06 PM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>; San Juan County Council <councilvm@sanjuanco.com>  
**Subject:** Vacation Rental Permit caps

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date: August 17, 2021  
From: Jack Hart and Dianne Kornberg, Obstruction and Orcas Islands  
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

We write to support the letter (located at <http://doebay.net/VR/PCCCAugle:er.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).

We were also intrigued as well by Janet Alderton's letter August 16 in the Orcasian. Her objection to the inflated proposed caps on rentals seemed just and well thought out; equally intriguing was her distinction between hosted and unhosted vacation rentals. Certainly many of the abuses we have heard sited in neighborhoods stemming from vacation rentals seem to grow out of unhosted, unmonitored rentals.

We know this is a new concept for the Planning Commission and Council, but it deserves exploration as you proceed further in your consideration of the issue.

We have lived on Obstruction and Orcas Islands for seventeen years. We moved here to enjoy the quiet, tranquil, rural, community-minded nature of the two islands. On Orcas particularly, we are distressed to see the crowds. We are 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. We are particularly concerned about the loss of community in our neighborhood and in the activity areas on Orcas Island.

Please pay great attention to setting appropriate caps that reduce the current negative impact of VRPs. Ensure that the data used to calculate caps is the most current and most accurate available; caps should be set no greater than the currently existing active and compliant VRPs for each major island.

Also 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.

