

Adam Zack

From: Lynda Guernsey
Sent: Wednesday, August 18, 2021 12:29 PM
To: Vacation Rental Comments
Subject: FW: Aug. 20 Planning Commission hearing: Vacation Rentals

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: Brian Wiese <Brian_Wiese@outlook.com>
Sent: Wednesday, August 18, 2021 12:25 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Cc: Cindy Wolf <cindyw@sanjuanco.com>
Subject: Aug. 20 Planning Commission hearing: Vacation Rentals

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.

TO: San Juan County Planning Commission by email
CC: County Council
Date: August 16, 2021
SUBJECT: VACATION RENTAL CAPS

As an Orcas Island resident, I have seen the number of vacation rentals in my rural neighborhood increase over the past eight years, resulting in disturbance to neighbors and more and faster traffic on our potentially hazardous private road.

In recommending limits to the numbers of vacation rentals on each of the County's ferry-served islands, I urge you to consider the following:

- Cap numbers recommended by DCD staff (7/16/21 memo) appear to be based on flawed numbers and inconsistent methodology. The recommended cap on Orcas is based on dubious number of existing and supposedly compliant permits, while caps for San Juan and Lopez are based on theoretical projections of future housing development. Why the inconsistency? Is staff not confident in its current data for San Juan and Lopez? This inconsistency is neither supportable in good planning practice nor legally defensible.
- In fact, data for existing VRs appears to be deeply flawed, and contradicts data in DCDs own records (*Vacation_Rental_Compliance_2021_Master_List_-_Compliance_-_updated_03-25-2021_(version_1).xlsb[86]*) which show much lower numbers of existing, compliant VRs than are proposed in the caps. If caps are based on verifiable numbers, those numbers should represent only *current, active and fully compliant* permittees.

- The flawed numbers suggest staff's difficulty in tracking current and lapsed or non-compliant permits, not to mention the current lack of enforcement capability.
- Please review minutes of previous Planning Commission discussions on this subject (particularly, Sept. 28, 2020). Even if accurate numbers of current, compliant VR permittees are used as a baseline, the Commission should consider that there is no reason that this number should not be reduced. The Orcas Vacation Rental Group, the EPRC and the Planning Commission, itself have recommended additional limits on the type and number of VRs while providing fair protections for county-resident vacation rental owners. These include:
 - Prohibiting vacation rentals in the Village Commercial district of the Eastsound UGA
 - Limiting permits to full-time county residents
 - Limiting permits of one vacation rental per owner, on-site, and
 - Issuing permits in the name of the owner, not the property so permits will no longer run with the land and will not be treated as a purchasable real estate commodity.

I request that the Commission consider these factors in setting island-wide caps and reduce the numbers from those recommended by the DCD.

Respectfully,

Brian Wiese
Orcas Island