

Adam Zack

From: Stephanie Picconi <sl.picconi@gmail.com>
Sent: Wednesday, September 15, 2021 9:36 PM
To: Vacation Rental Comments
Subject: Regarding VR CAPs

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September 17, 2021

Members of the San Juan County Planning Commission
PO Box 947
Friday Harbor, WA 98250

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

Dear Members of the San Juan County Planning Commission,

I urge you to rescind your decision to recommend an ordinance to the San Juan County Council implementing both a county cap and island-by-island cap on the issuance of new permits for vacation rentals. In fact, I urge you to seek out and rely upon facts as you craft your recommendations. Basing recommendations upon unsubstantiated claims from a vocal minority is irresponsible. Despite their cries to the contrary, the facts show that caps will do nothing to free up an inventory of affordable housing, protect our environment, slow the movement of tourists or permanent residents to our islands, nor steady the rise in real estate prices afflicting our entire nation.

The current draft is essentially a ban. If implemented, it would be an unconstitutional retroactive law and an uncompensated taking of private property from owners who have violated no laws.

Please do your due diligence. Choose not to recommend the current draft and vote to engage in a gathering of the data instead.

If I were to lose my Vacation Rental Permit, I would never want to have a full time tenant living on my property with me. I will never rent it as a monthly rental. A full time rental would be too hard on my septic and water system probably causing me to purchase water and my power bill would skyrocket. So essentially the county would lose income from my vacation rental taxes and since many people feel the way I do, just think of the loss of revenue. The county can never make that loss up.

Kindly,

Stephanie Picconi
San Juan Island