

Sophia Cassam

From: Susan York <osuzq14@gmail.com>
Sent: Thursday, September 16, 2021 6:34 PM
To: Vacation Rental Comments
Subject: Proposed Use of "Capd" for Regulation of Vacation Rentals in San Juan County

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.

September 16, 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. I have been polite in the past. The time for politeness and respect is gone with your continued actions to violate property owners' rights and the ability to generate income for vacation rental owners. Money has been paid for permits, money has been paid for certificates of compliance, and you have chosen to simply ignore those while autocratically proposing to take away people's permits? I would consider that such one-sided, thoughtless policies would invite repercussions on a grand scale if you pass what you are discussing. Precedents are being and have been set all around the country.

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, many places much more than San Juan County. Some of these places with skyrocketing increases don't even have vacation rentals. The increases have not been caused by vacation rentals.

Regarding the complaints from restaurant owners....hotel guests use hotels for every meal. Vacation rental guests in the vacation rental I own/manage/clean, the one I manage/clean, and others that I clean do a lot of cooking in the homes. They eat out several times during their stay but do not have to eat out every single meal at a restaurant. Why aren't these restaurant owners complaining about hotels?

I had to call the Sheriff a few months ago because I had several complaints from guests about the permanent local neighbor. I reached out before I called the Sheriff to ask her to tone things down and offered several suggestions. She refused and asked me not to contact her again. When I called the Sheriff to complain, I was told that most complaints are about local permanent neighbors, not vacationers.

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.

Stop listening to people who are only speaking out with emotion with no actual data to drive their emotions. Please do your due diligence. Choose not to recommend the current draft and vote to engage in a gathering of the data instead.

Thank you,

Susan York
San Juan Island