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From: Cherie Lindholm Real Estate <orcasrentals@lindholm-realestate.com>
Sent: Thursday, October 14, 2021 8:50 PM
To: Vacation Rental Comments
Subject: SJCo Planning Comm Mtg 10/15/21

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>Date: Thu, 14 Oct 2021 20:32:08 -0700
>From: "Cherie L.lindholm Real Estate"
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>Subject: SJCo Planning Comm Mtg 10/15/21

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>San Juan County DCD
>San Juan County Planning Commission

>
>October 14, 2021

>
>Hello Planning Commission,

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>In addition to a different letter I sent you on October 12th which I
>hope you can make time to read, below I have attached links to a very
>current discussion within a webinar with a County Commissioner, a
>County Attorney, a professional Property Manager and others involved in
>developing a VR Ordinance for Glynn County, Georgia...a popular
>seaside vacation destination.

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>I applaud San Juan County for its visionary work in 1999 and more
>recently in 2018 in trying to find a balance between private property
>rights, tourism, tax dollars and residents' concerns.
>I continue to be concerned about San Juan County's Planning Commission
>and County Council piling on more regulations before fully implementing
>and allowing the 2018 regulations time to work.

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>The discussion linked below in the webinar clearly reveals two key
>lessons learned by Glynn County, Georgia. 1) Set aside the 15% totally
>negative public comments and concentrate on the 85% that can find a
>small list of common ground by which to begin discussion on Vacation
>Rentals in our community. Listening to the webinar revealed that here
>in San Juan County we have already done the hardwork of listening to
>one another, but now we should concentrate on the common ground.

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>2) The webinar, from a much larger County and vacation destination,
>stated Best Practices are developing ordinances which have a chance to
>be legal to begin with, and that can be enforced.
>My continued plea has been for you to enforce the good rules already on
>the books rather than layering on more rules. Glynn County emphasized
>making the public aware of the rules, the contacts to reach out to when

>there are bad apples and sound policies that are attainable.

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>If San Juan County had placed the money from VR permit renewals into
>wages for one or two enforcement officers, updated the data bases of VR
>owners with current contacts, and perhaps employed a compliance company
>like LodgingRevs to assist in monitoring those who advertise VRs, we
>might not be where we are today.

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>VRs are not affordable long term rentals and seldom take long term
>rentals out of potential inventory. Just in the last week, I have
>spoken with two more homeowners who have gotten out of being long term
>landlords. One sold due to excessive damage and difficult tenants and
>the second is preparing to sell due to having spent nearly \$30,000 in
>repairs after a bad tenant finally left. Our housing problem cannot be
>pinned totally or even mostly on VRs.

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>If the County's 2018 regulations were actively enforced, we wouldn't
>have nearly as many disgruntled locals. Fortunately, there are
>many fine locals who state that most vacation rentals in their
>neighborhoods do not impact them negatively/personally. It is the bad
>apple VRs that continue to cause heartburn. If the County enforced its
>regulations these bad apples would be tossed out and not fodder to
>perpetuate the rot that festers when we discuss VRs.

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>Finally, many of us have asked for empirical data on the harms of VRs.
>That data has yet to be supplied. Legal precedence from right here in
>San Juan County states that VR permits cannot be denied because
>neighbors are dissatisfied with vacation rentals; and conditions of VR
>permits provide powerful tools to deal with neighborhood disruptions
>and any adverse impacts on human or natural environments.

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>I invite you to watch the webinar and realize San Juan County is
>already on solid ground with good foundations. Let's implement Best
>Practices which equal enforcement, not CAPs, lotteries, and more regulations.

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>> VR discussion starts at 20 minutes in.

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