

## Sophia Cassam

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**From:** San Juan Excurions <sanjuanex@watchwhales.com>  
**Sent:** Tuesday, December 7, 2021 9:11 AM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

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Council members,

My name is Peter Ancich and I am a small business owner on SJI. I do not support a moratorium on vacation rentals in the islands. Honestly, it's hard to believe that this is still such a hotbed topic. In 2018 there were rules enacted to eliminate illegal rentals and enforce compliance on the permitted rentals. Those rules are working and in fact there are less rentals in the islands since those rules were put in place. That being said, I don't understand what the urgency of the situation is that requires emergency action.

It seems that there are a couple of main points of contention relating to VRs. One is that people don't like living next to a rental. Well, it's always a crapshoot as to who your neighbor may be. Whether it's a full time home owner or a long term renter, you could have someone living next to you that you do not get along with, so that just seems like a "not in my back yard" type of argument. The other argument that I've heard is that VRs take away from the affordable housing pool. The VRs that I have seen online do not look like they would fit into that category. It would be a pretty safe bet that the majority of the mortgages on these houses is over 2K a month and many of them well beyond that. I don't think that fits the bill as affordable. Resource use another argument that I have heard. A house that is occupied year round uses more resources than one that is used part time, so that doesn't hold any water either.

In closing, I just feel like the noise being made by a small group of people shouldn't be allowed to create this "emergency" action. Let's not allow our rights as home owners and land owners to be slowly stripped away from us. Let the rules enacted in 2018 play out. They are working.

Thank you very much.

Pete Ancich  
Owner/Operator  
San Juan Excursions, Inc.  
[www.watchwhales.com](http://www.watchwhales.com)  
360-378-6636