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Sent: Tuesday, December 7, 2021 9:04 AM
To: Vacation Rental Comments
Subject: San Juan STR comments

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Hi San Juan council,

I learned this morning that the counsel is considering a proposal to extend the STR moratorium another 6 months. I do NOT support this decision for an extension nor do I believe that a moratorium (or a cap of STR's in the San Juans) is warranted at all.

Here is why.

1. The county counsel has conducted no additional studies, research or due diligence during the current moratorium to find concrete data for the issues they are alleging. Why allow the counsel to continue to hamper business and county revenue potential based on hunches when they haven't prioritized research nor attempt to collect hard data to substantiate their claims? It is irresponsible to make knee-jerk decisions based on vocal comments by a very small % of the community. If you don't have the time, fine, release the moratorium and impose it once you have the data.
2. There is NOT over-concentration of VR's, nor do VR's out-number residents! Only 4% of housing units on the islands are active and compliant vacation rentals. We do NOT have a problem here!
3. "Over tourism" keeps being mentioned by counsel, yet there is ZERO data to back this up? Why not go after the influx of people flooding to the island to camp at Moran state park? Tourism is the life-blood and revenue stream of the san juans, if you feel there is a real concern here, and you have data, then suggest alternative solutions... not hamper what is driving revenue.
4. Please review local court cases like "Green vs. San Juan County" from 1999 -- just because a small group of individuals doesn't like VRs doesn't give the right of gov't to remove property rights and hinder revenue generating potential of land owners!
5. Vacation rentals DO provide jobs, business, and a BETTER housing. These homes on the water, etc were never going to be used by local staff. If anything, the trash-filled yards of most renters disrespect the local community... you would NEVER find this type of property with a vacation rental. Most if not all are beautiful, modern, and eye-catching enhancements to the community.

I am disappointed that our county counsel is making knee-jerk reactions to limit progress. Instead of understanding the root concerns and proposing progressive new solutions (like using VR tax to help fund lower income housing on the island), you are hindering growth.

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Please contact me to discuss this further!