

**SAN JUAN COUNTY
HEARING EXAMINER**

FINDINGS, CONCLUSIONS AND DECISION

Applicant(s):	Don and Daphne Niemann 5206 Sunset Beach Drive Olympia, WA 98502	S.J.C. COMMUNITY APR 24 2014 DEVELOPMENT & PLANNING
File No.:	PCUP00-14-0003	
Request:	Conditional Use Permit (CUP)	
Parcel No:	352641004	
Location:	47 Niemann Lane San Juan Island	
Summary of Proposal:	An application for a conditional use permit to allow vacation rental of a single-family residence.	
Land Use Designation:	Rural Residential	
Public Hearing:	April 9, 2014	
Application Policies and Regulations:	SJCC 18.40.270 Vacation Rentals SJCC 18.80.100(D) CUP Criteria	
Decision:	The application is approved subject to conditions.	

1 **BEFORE THE HEARING EXAMINER FOR THE COUNTY**
2 **OF SAN JUAN**

3 Phil Olbrechts, Hearing Examiner

4 RE: Don and Daphne Niemann 5 Conditional Use Permit 6 (PCUP00-14-0003)	7 FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION S.J.C. COMMUNITY APR 24 2014
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8 **INTRODUCTION**

DEVELOPMENT & PLANNING

9 The applicant has applied for approval of a conditional use permit for the vacation
10 rental of a four-bedroom residence. The application is approved with conditions.

11 **TESTIMONY**

12 Julie Thompson, Community Development and Planning, stated that Donald and
13 Daphne Niemann wish to rent their 4-bedroom house, located at 47 Niemann Lane, as
14 a vacation rental. No comments were received regarding the application. The septic
15 permit on file showed a 2-bedroom septic tank; however, this was an error, and the
16 septic tank is meant for a 4-bedroom home.

17 Applicant Testimony

18 Donald Niemann testified that the cottage denoted in the floor plan sketch is on the
19 same lot as the 4-bedroom home; however, the cottage will not be rented. The cottage
20 has a bedroom and bathroom, but no kitchen. He does not plan on using the cottage
21 while the home is being rented.

22 **EXHIBITS**

- 23 Ex. 1: Staff report
24 Ex. 2: Application materials

25 **FINDINGS OF FACT**

Procedural:

1. Applicant. The applicants are Don and Daphne Niemann.

at any one time.

4. The project is conditioned to limit the total number of guests to three per bedroom.

SJCC 18.40.270(B): *The vacation rental of a principal residence or accessory dwelling unit shall be operated in a way that will prevent unreasonable disturbances to area residents.*

5. The conditions of approval of the permit have been imposed to prevent any unreasonable disturbances. These conditions limit the number of guests; require posting of rules of conduct which specifically mention prohibition of trespassing and identifying property lines; require provision of a 24-hour contact phone number to neighbors in case problems may arise; and require maintenance of a written log of complaints.

SJCC 18.40.270(C): *At least one additional off-street parking space shall be provided for the vacation rental use in addition to the parking required for the residence or accessory dwelling unit.*

6. Table 6.4 of SJCC 18.60.120 requires one parking space for single-family homes under 550 square feet and two spaces for homes 550 square feet and greater, which translates into 2 and 3 parking spaces respectively under the criterion quoted above. The number of parking spaces provided by the applicant meets this standard.

SJCC 18.40.270(D): *If any food service is to be provided the requirements for a bed and breakfast residence must be met.*

7. No food service is proposed in the application.

SJCC 18.40.270(E): *No outdoor advertising signs are allowed.*

8. No outdoor advertising is proposed.

SJCC 18.40.270(F): *The owner or a long-term lessee may rent either the principal residence or the accessory dwelling unit on a short-term basis (vacation rental), but not both.*

9. There is no accessory dwelling unit. The cottage located on the premises does not qualify as an accessory dwelling unit under SCC 18.20.010 because it does not have a kitchen.

SJCC 18.40.270(G): *Where there are both a principal residence and an accessory dwelling unit, the owner or long-term lessee must reside on the premises, or one of the living units must remain unrented.*

1 10. There is no accessory dwelling unit.

2 **SJCC 18.40.270(H):** *In all activity center land use districts, rural residential, and*
3 *conservancy land use districts, the vacation rental of a residence or accessory*
4 *dwelling unit may be allowed by provisional ("Prov") permit only if the owner or*
5 *lessee demonstrates that the residence or accessory dwelling unit in question was*
6 *used for vacation rental on or before June 1, 1997. When internal land use district*
boundaries are adopted for an activity center, this provision will apply to VR and HR
districts but not to the activity center in general.

7 11. Not applicable because the proposal is the first vacation rental of the
8 premises.

9 **SJCC 18.40.270(I):** *Vacation rental accommodations must meet all local and state*
10 *regulations, including those pertaining to business licenses and taxes.*

11 12. This will be required as a condition of approval.

12 **SJCC 18.40.270(J):** *Owners of vacation rentals must file with the administrator a 24-*
13 *hour contact phone number.*

14 13. This will be required as a condition of approval.

15 **SJCC 18.40.270(K):** *The owner or lessee of the vacation rental shall provide notice*
16 *to the tenants regarding rules of conduct and their responsibility not to trespass on*
17 *private property or to create disturbances. If there is an easement that provides*
18 *access to the shoreline, this shall be indicated on a map or the easement shall be*
19 *marked; if there is no access, this shall be indicated together with a warning not to*
20 *trespass.*

21 14. This will be required as a condition of approval.

22 **SJCC 18.40.270(L):** *Detached accessory dwelling units established under SJCC*
23 *18.40.240 cannot be separately leased or rented for less than 30 days.*

24 15. There is no accessory dwelling unit on the property.

25 **Conditional Use Permits – Criteria for Approval**

SJCC 18.80.100(D)(1): *The proposed use will not be contrary to the intent or*
purposes and regulations of this code or the Comprehensive Plan;

16. The proposal is consistent with the SJCC for the reasons stated above.
The proposal is consistent with the San Juan County Comprehensive Plan, which
provides that vacation rentals should be classified as residential uses and subject to

standards similar to those that apply to hospitality commercial establishments. See Land Use Element, Section 2.2A(10). The detailed standards adopted into the SJCC for vacation rentals provide protections to residential uses that are more detailed than those typically associated with hospitality establishments located in residential areas.

SJCC 18.80.100(D)(2): *The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located;*

17. The proposal will not alter the exterior appearance of the home, which is a single family home and is thus compatible and appropriate in design, character and appearance with the surrounding single family homes and applicable goals and policies thereto. The criterion is satisfied.

SJCC 18.80.100(D)(3): *The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;*

18. Mitigation measures for vacation rental impacts, such as noise and trespassing, have been added as conditions of approval. Therefore, the use, as conditioned, should not cause significant or unreasonable adverse impacts on neighbors or surrounding environment.

SJCC 18.80.100(D)(4): *The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;*

19. The property will continue to appear and function in a manner similar to the existing use with no significant adverse impacts, and further similar requests will not produce significant adverse impacts to the environment.

SJCC 18.80.100(D)(5): *The proposal will be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities;*

20. The proposal is in an existing development and according to staff has been shown to meet these requirements.

SJCC 18.80.100(D)(6): *The location, size, and height of buildings, structures, walls and fences, and screening vegetation associated with the proposed use shall not unreasonably interfere with allowable development or use of neighboring properties;*

21. There will be no alteration to location, size, or any other “outside” feature of the existing property, so no new interference should occur as a result.

1 **SJCC 18.80.100(D)(7):** *The pedestrian and vehicular traffic associated with the*
2 *conditional use will not be hazardous to existing and anticipated traffic in the*
3 *neighborhood;*

4 22. According to the staff report, the pedestrian and vehicular traffic
5 associated with the use will not be hazardous to the neighborhood and there is nothing
6 in the record to suggest anything to the contrary. The criterion is satisfied.

7 **SJCC 18.80.100(D)(8):** *The proposal complies with the performance standards set*
8 *forth in Chapter 18.40 SJCC;*

9 23. As conditioned, and discussed above, the proposal will be in compliance
10 with SJCC 18.40.270.

11 **SJCC 18.80.100(D)(9):** *The proposal does not include any use or activity that would*
12 *result in the siting of an incompatible use adjacent to an airport or airfield (RCW*
13 *36.70.547); and*

14 24. Since no exterior alterations or changes in use are proposed, the proposal
15 is not incompatible with any airport or airfield.

16 **SJCC 18.80.100(D)(10):** *The proposal conforms to the development standards in*
17 *Chapter 18.60 SJCC.*

18 25. As an existing development site, the proposal is consistent with Chapter
19 18.60 SJCC.

20 DECISION

21 The application is approved as conditioned below. As conditioned below, the
22 proposal is consistent with all the criteria for a conditional use permit:

23 1. The vacation rental shall be operated as described in the application materials
24 except as modified by these conditions.

25 2. A maximum of twelve guests shall occupy the unit at any one time for rentals of
30 days or less.

3. No food service is to be provided. No outdoor advertising signs are allowed.

4. The rentals must meet all local and state regulations, including those pertaining to
business licenses and taxes. Approval of this permit does not authorize the owner to
violate private covenants and restrictions.

5. No use of the property shall be made that produces unreasonable vibration, noise,
dust, smoke, odor or electrical interference to the detriment of adjoining properties.

1 6. A 24-hour non-message, non-recording contact number shall be provided to
2 Community Development and Planning Department (CDPD) and to all neighbors
3 within 300 feet of the property along with a copy of this decision. A log of
complaints shall be kept and a copy provided to CDPD upon request.

4 7. Prior to any rental, a proposed written Rules of Conduct will be submitted to and
5 approved by CDPD. The Rules of Conduct shall specifically deal with trespass,
6 property boundaries, noise disturbances and any special items specific to the rental
7 unit or adjoining properties. If there is an easement that provides access to the
8 shoreline, this shall be indicated on a map or the easement shall be marked; if there is
9 no access this shall indicated together with the warning not to trespass. Upon
approval by CDPD a copy of the Rules of Conduct shall be posted in the residence,
given to all adult tenants and given to all property owners within 300 feet of the
residence.

10 8. Authorization under this permit shall be void if the use is discontinued for 24
consecutive months.

11 9. Upon determination by the Director of CDPD that any condition listed above has
12 been violated, following issuance of a Notice of Violation, the Director may, in
13 addition to other code enforcement remedies, revoke the conditional use permit.

14 10. The proposal shall meet all standards of SJCC 16.55.240 and 16.55.300.

15 11. Property boundaries shall be prominently marked for the information of the
16 tenants.

17 Dated this 23rd day of April, 2014.

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Phil A. Olbrechts

20 County of San Juan Hearing Examiner

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22 **Effective Date, Appeal Right, and Valuation Notices**

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24 Hearing examiner decisions become effective when mailed or such later date in
25 accordance with the laws and ordinance requirements governing the matter under
consideration. SJCC 2.22.170. Before becoming effective, shoreline permits may be
subject to review and approval by the Washington Department of Ecology pursuant to
RCW 90.58.140, WAC 173-27-130, and SJCC 18.80.110.

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This land use decision is final and in accordance with Section 3.70 of the San Juan County Charter. Such decisions are not subject to administrative appeal to the San Juan County Council. See also, SJCC 2.22.100.

Depending on the subject matter, this decision may be appealable to the San Juan County Superior Court or to the Washington State Shorelines Hearings Board. State law provides short deadlines and strict procedures for appeals, and failure to timely comply with filing and service requirement may result in dismissal of the appeal. See RCW 36.70C and RCW 90.58. Persons seeking to file an appeal are encouraged to promptly review appeal deadlines and procedural requirements and consult with a private attorney.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.