




SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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STAFF REPORT

REPORT DATE:	02/04/2021
TO:	San Juan County Council
THROUGH:	Mike Thomas, CA
FROM:	Erika Shook, AICP, Director of Community Development 
SUBJECT:	Vacation Rental Moratorium Work Plan
FOR MEETING OF:	02/08/2021 and 02/23/2021

Please find attached to this memorandum a draft resolution amending Resolution 03-2021 to include a work plan, extending the moratorium for one year to January 13, 2022, and adopting findings of fact.

ATTACHMENTS:

A – Amendment to Resolution 03-2021

RESOLUTION NO. _____ - 2021

A RESOLUTION AMENDING RESOLUTION 03-21 ENACTING A MORATORIUM ON VACATION RENTALS OF RESIDENCES OR ACCESSORY DWELLING UNITS ADDING FINDINGS OF FACT, A WORK PLAN, AND EXTENDING THE MORATORIUM THROUGH JANUARY 13, 2022

- A. San Juan County Code 18.04.275 regulates vacation rental of residences or accessory dwelling units;
- B. Vacation rentals of residences or accessory dwelling units can have significant impacts on the community;
- C. The San Juan County Council (County Council) adopted Resolution No. 03-2021 on January 12, 2021 and placed a six-month moratorium on acceptance of complete vacation rental permit applications beginning at 12:01 am January 13, 2021;
- D. While the moratorium is in effect, no new applications for a vacation rental permit shall be accepted as complete by any county department.
- E. The County Council desires to receive input from the community, recommendations from the Planning Commission and a proposed work plan from the Department of Community Development, and develop additional regulations for vacation rentals of residences or accessory dwelling units;
- F. Pursuant to RCW 36.70A.390, a moratorium may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for a longer period;
- G. A work plan for the development of new vacation rental regulations is included with this Resolution as Attachment A.
- H. The County Council desires to amend Resolution 03-2021 to add findings of fact, a work plan and to extend the moratorium for one year pursuant to RCW 36.70A.390.
- I. The County Council was briefed on the draft resolution on February 8, 2021.
- J. The County Council set a February 23, 2021 public hearing date on January 12, 2021.
- K. The County Council conducted a duly advertised public hearing, on Tuesday, February 23, 2021, regarding the adoption of this resolution to amend the moratorium established in Resolution 03-2021 to one year, adopt findings of fact and a work plan as required by RCW 36.70A.390.

THE FOLLOWING FINDINGS OF FACT ARE ADOPTED BY THE COUNTY COUNCIL:

- A. The above recitals are hereby adopted as findings of fact.
- B. San Juan County Code 18.04.275 regulates vacation rental of residences or accessory dwelling units (vacation rentals),but does not include regulations that address the impact of over-concentration of vacation rentals or the impacts of overtourism.
- C. Vacation rentals consist of transient occupants who are not resident in the community long enough to establish relationships capable of building community. Overconcentration of vacation rentals negatively impacts the sense of neighborhood or community as transient occupants begin to outnumber residents.
- D. Vacation rentals are the primary source of growth of transient accommodations in the County. Other sources of transient accommodations such as hotels, campgrounds and resorts are significantly limited by existing land use regulations.
- E. Growth of transient accommodations is likely to result in additional tourist visits to the islands, which may result in overtourism if not properly regulated.
- F. Overtourism can result in negative impacts including reducing the sense of community, damage to the environment, overload to infrastructure (ferries) and degraded tourist experience.
- G. The County Council is concerned that the over-concentration of vacation rentals within neighborhoods or islands will negatively impact the sense of community, the environment, overload the infrastructure (ferries) and degrade the tourist experience.
- H. It is appropriate to evaluate the impact of vacation rentals on the environment, neighborhoods and the community.
- D. It is necessary to extend the moratorium on vacation rentals of single family residences and accessory dwelling units to provide for additional public participation and the legislative process for the development of additional regulations.

NOW, THEREFORE, BE IT RESOLVED by the County Council of San Juan County, state of Washington, as follows, based on the recitals and findings above:

1. Resolution 03-2021 enacting a moratorium on vacation rentals of residences and accessory dwelling units is amended as follows:
 - A. A work plan (Attachment A) for the development of new vacation rental regulations is hereby adopted; and
 - B. The moratorium beginning 12:01 am January 13, 2021 is in effect for one year to 12:01 am January 13, 2022 consistent with RCW 36.70A.390.

2. While this moratorium is in effect no applications for a vacation rental permit shall be accepted as complete by any county department, and no currently pending incomplete application shall be accepted as complete by any County Department.

ADOPTED this ____ day of _____ 2021.

ATTEST: Clerk of the Council

**COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON**

Ingrid Gabriel, Clerk Date

Jamie Stephens, Chair
District 3

REVIEWED BY COUNTY MANAGER

Michael J. Thomas Date

Christine Minney, Vice-Chair
District 1

RANDALL K. GAYLORD
APPROVED AS TO FORM ONLY

By: _____
Date

Cindy Wolf, Member
District 2

2021-2022 DEPARTMENT OF COMMUNITY DEVELOPMENT WORK PLAN SAN JUAN COUNTY CODE AMENDMENTS REGULATING VACATION RENTALS OF SINGLE FAMILY RESIDENCES AND ACCESSORY DWELLING UNITS	
DATE	ACTIONS
February 23, 2021	County Council holds public hearing on Resolution amending Resolution No. 03-2021 and adopts a code development work plan
February 23, 2021 through August 30, 2021	Research ways to implement Council's intended outcomes Touch base with Council on specific questions/strategies Draft ordinance to regulate vacation rentals Revisit work plan and amend as necessary
September 2021	Preliminary legal review Brief County Council and the public on the preliminary draft ordinance Incorporate preliminary feedback into the draft ordinance Develop presentation for Planning Commission
October -November 2021	Brief Planning Commission
December 2021– March 2022	Incorporate the Planning Commission's recommendations into the draft ordinance Address any legal issues Issue a SEPA determination Submit a 60-day Notice of intent to adopt regulations to WA Dept. of Commerce Staff the Planning Commission public hearing and deliberations
April 2022	Brief Council on the Planning Commission's recommendation
May 2022	Council holds a public hearing
June 2022	Council Considers public input and deliberates on the draft ordinance DCD incorporates Council's comments into the draft ordinance Final legal review
July 2022	Council adopts a code amendment ordinance Publish a notice of adoption