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San Juan County Council

FEB 19 2021

February 18, 2021

Court House

SAN JUAN COUNTY COUNCIL

350 Court Street #1

Friday Harbor, WA 98250

Re: February 23, 2021 Vacation Rental Moratorium Hearing

We will not be able to participate in the upcoming hearing on the Vacation Rental Moratorium. Please enter our comments into the record. We strongly recommend that the Moratorium be imposed permanently until there has been a thorough evaluation by the County Council and Planning Commission following citizen participation.

We would like to use our Sea Acres neighborhood experience as an example of how Vacation Rentals negatively impact a formerly closely knit community. 15 years and 20 years ago, two neighbors were building homes. On at least three occasions each, about ten neighbors turned out to pour concrete, raise rafters, and lift roofing materials. Those ten neighbors have moved on and have not been replaced. In every case their homes were purchased by out of County residents. At least four of them are Vacation Rentals, and the rest used sporadically. A County GIS map shows 14 Vacation Rentals in the Sea Acres Neighborhood, and this probably does not include three applications in the last three months that are either approved or pending. Of the 8 homes on either side of us, 4 are used as Vacation Rentals.

On Use Permit applications it is asserted that no additional road traffic results because there is a limit of 1 or 2 vehicles. The Vacation Rental next to us generates more trips on a 4 to 1 ratio compared to us. If there are two vehicles it is a 6 to 1 ratio. On top of this, before and after each turnaround there are trips in and out by 1 or 2 housecleaner vehicles and then a flatbed truck to haul away the garbage. The number of garbage bags generated is on a more than 4 to 1 ratio, and I have seen no evidence of recycling.

Our neighborhood has been hollowed out. It has been replaced by a rotational entourage of tourists. It resembles a tourist destination site or Disneyland atmosphere. At the end of this review process, we suggest that an advisory measure be placed on the ballot to give clear direction to the County Council by the citizenry. We should be able to choose from a percentage level of Vacation Rentals between 0% and 100%. Additionally, we should be able to limit density in any area.

Sincerely, Keith and Ann Jones

114 Codfish Lane, Olga, WA 98279

CC: San Juan County Department of Community Development

Vacation Rental Working Group

Toby Cooper