

13 February 2021

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San Juan County  
Department of Community Development  
Post Office Box 947  
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S.J.C. DEPARTMENT OF  
FEB 18 2021  
COMMUNITY DEVELOPMENT

Re: Proposed changes to San Juan County's Vacation Rental Ordinance

Dear DCD:

Please find enclosed my proposed changes to San Juan County's Vacation Rental ordinance. My proposed changes are based upon years of living "down-stream" from a VR as well as from my having attended the Vacation Rental Workshop groups public meetings. All content is solely my own work.

Thank you for your time, consideration and effort in this matter.

Sincerely,



R. Bruce King

Attachment: Proposed changes to Vacation Rental Ordinance

Proposed Changes to:  
Vacation Rental of Residences  
or Accessory Dwelling Units (ADUs)  
in  
San Juan County, Washington

Submitted by, R. Bruce King

13 February 2021

18.40.275 Vacation Rental Standards

Application Requirements:

1. **Retroactive:** All properties holding/having the same private road easement as Vacation Rental shall be notified by certified letter of Vacation Rental's application/renewal, regardless of distance from applicants' property, and or length of private road. (i.e. not just those properties within 300' but all holding the same easement and subject to same road maintenance requirements.)

County Oversight:

2. A representative of San Juan County's Department of Community Development shall inspect the interior and exterior of the Vacation Rental property's prior to application being granted. *(Addition to Vacation Rental Permitting Process form, All Permits, new sixth paragraph)*
3. New Vacation Rentals shall be subject to random inspection by the DCD at owners' expense to verify continuing compliance. *(Addition to Vacation Rental Permitting Process form, All Permits, new seventh paragraph)*

4. Vacation Rental property owner, and or Property Management Co. upon receiving a complaint, shall respond in writing to both person making complaint and the DCD in acknowledgement of having received complainant within thirty days of receiving complaint. *(Add to Vacation Rental Certificate of Compliance, plus inclusion of complaints @ renewal) (Also to 18.40.275 C. new 6)*

5. Both the local Fire Department and County Fire Marshal shall sign off on the Fire Departments accessibility to site before granting of Vacation Rental permit. *(Change from only Fire Marshal after approval, but before operation, adding Fire Department also.)*

6. New Vacation Rental's shall not be permitted in dwellings of less than ten (10) years of age. *(i.e., no new construction)*

7. Use of Vacation Rentals shall be limited to two persons per bedroom, per State Health Department septic system regulations, no plus three.

8. No more than one Vacation Rental per tax parcel (TPN).

9. San Juan County Health Department shall inspect all new Vacation Rental kitchen's annually, in the same manner and under the same requirements as Bed and Breakfast are currently inspected. There shall be a yearly fee imposed upon Vacation Rental for health inspection.

10. New applications for Vacation Rentals shall have Hot Tubs inspected by building department to check for proper installation and electrical permit compliance.

### Renters Use of Grounds:

11. No more than two overnight guests per bedroom, for a maximum of six (6) guests total at any one time. The number of bedrooms is determined by the approved building permit for the structure. A guest is a person over the age of two. *(Change from original 18.40.275 B.) (...plus additional three overnight guests, to be removed) (Addition language of six guests maximum from 18.40.260 C. B&B)*

12. **(Requires clarification:) 18.40.275 B** designates a guest as a person over "...two years of age." This is ambiguous at best. Does it mean two years plus one day (731 days) or does it mean three years minus a day (1,094 days) ----define two years. **(18.40.275 B.)**
13. Vacation Rental guests are to be permitted no more than two personally owned or rented vehicles on site at one time if private shared access road is unpaved **(New 18.40.275 C. 6)**
14. No more than four (4) visitors may visit Vacation Rental guests at any one time during the day, with no more than two additional vehicles being used by visitors at one time. **(New 18.40.275 C. 7)**
15. Weddings, wedding receptions or wedding dress rehearsals are to be strictly prohibited at VR's located outside of designated commercial areas of San Juan County. **(New 18.40.275 C. 8)**
16. Vacation Rental guests are prohibited from using house, grounds, or outbuilding's for partying purposes of any kind. **(New 18.40.275 C. 9)**
17. Vacation Rental guests are prohibited from having outside fires of any type, for any purpose. Any existing outdoor fire-rings shall be removed before the granting of Vacation Rental permit. **(Change from original 18.40.275 C. 5)**
18. All Vacation Rental guests' pets (dogs) shall be kept on leash. Guests are to be notified that under SJCC 6.08.100 dogs attacking livestock or deer can be shot on site. **(New 18.40.275 C. 10)**
19. Room's classified as Den's and or office's having couches, murphy beds and or other types of sleeping apparatuses are not to be occupied for sleeping purposes. **(New 18.40.275 C. 11)**

## Rental Ownership Requirements:

20. Land ownership of Vacation Rental is only to be of a family ownership nature, i.e., non-related persons and or corporate ownership is to be strictly prohibited. **(New 18.40.275 N.)**

21. Vacation Rental permits shall be issued only to year-round county residents, island specific, (i.e., must live on same island as Vacation Rental), no out of County ownership. **(New 18.40.275 O.)**

22. Vacation Rental Permits in non-compliance shall be terminated after six months unless remedied within that timeframe. All County cost's associated with termination are to be reimbursed by Vacation Rental permit holder to County. **(Addition to 18.40.275 J.)**

23. All authorization granted pursuant to permit shall be null and void if use discontinued for twenty-four (24) consecutive months. **(Addition to 18.40.275 J.)**

24. Vacation Rental Permits shall not be transferable to new owner/renter of property upon sale or lease of said parcel. Only original applicant may run/oversee Vacation Rental. Upon death of permit holder permit becomes void after sixty (60) days unless joint application/permit held by wife and husband. Permit applicant/holder marrying after application is granted may not have new spouse's name added to permit. Upon divorce, name of property's non-custodial former owner shall be removed from permit. **(New 18.40.275 P.)**

25. Vacation Rentals permits shall not be transferrable to permit holders children. If permit holder becomes incapacitated, be it temporally hospitalized or placed in an adult home, holders' children, and or legal guardian, be they live on, or off island, my operate Vacation Rental providing all proceeds go into permit holders financial accounts. **(New 18.40.275 Q.)**

26. Upon sale/transfer of Vacation Rentals tax parcel (TPN) to third party, permit holder and or their representative shall notify the DCD within 30 (thirty) days of date of sale. **(New 18.40.275 R.)**

## Location:

27. Vacation Rentals allowed only on sites allowing Bed and Breakfast Inns and or Bed and Breakfast Residents. *(Add to Vacation Rental Permitting Process form, criteria for Approval)*
28. No new Vacation Rental may be contiguous to non-vacation rental property already having a Vacation Rental contiguous to it. *(Add to Vacation Rental Permitting Process form, criteria for Approval) (See Attachment One)*
29. No new Vacation Rental property may be contiguous to an existing Vacation Rental property. *(Add to Vacation Rental Permitting Process form, criteria for Approval) (See Attachment One)*
30. Private roads servicing new Vacation Rental's must be in compliance with County ordinance 18.60.100 for width and surface conditions, regardless of when subdivision or plat first occurred. *(18.60.100 Roads-Private Roads) (Add to Vacation Rental Permitting Process form, criteria for Approval)*
31. Vacation Rentals are not permitted if access is by means of a shared private non-surfaced access road. *(From 18.40.250 D. B&B's) (See Attachment One)*
32. Vacation Rentals shall be limited to not more than three guests when located on a private non-surfaced road and the residence is more than 500 feet along non-surfaced road. *(From 18.40.260 D. B&B)*
33. Vacation Rental's occupancy may not exceed being more than double that of occupancy of adjacent non-vacation rental homes within 1,500 feet, house to house, via flying crow. Occupancy to be reviewed at time of renewal. *(Add to Vacation Rental Permitting Process form, criteria for Approval)*

## Advertising:

34. Any and all advertising of a Vacation Rental shall be required to show the full list of rental conditions prior to payment of rental. *(Add to Vacation Rental Permitting Process form, criteria for Approval)*

35. All advertising must inform all potential renters that Fireworks are strictly forbidden in San Juan County. **(Ordinance 28-2008) (New 18.40.275 K. 6)**

36. All advertising must inform potential renters that dogs attacking livestock and or deer in San Juan County can be shot on sight, i.e., summarily executed per SJCC 6.08.100 A. **(New 18.40.275 K. 7)**

37. All rental advertising must specifically state that there shall be absolutely no discharging of firearms per San Juan County code, 9.08.040. **(New 18.40.275 K. 8)**

### Miscellaneous:

38. Meal service provided by the permit holder, permit holders agent and or private caterer hired by renter and or other third party is not permitted. **(Change and addition to 18.40.275 G.)**

39. Potable water pressure in Vacation Rental's shall not exceed 50 lbs. per sq. inch. In addition, all Vacation Rentals shall be required to have a working water meter attached to systems discharge side. **(Addition to 18.40.275 E.)**

40. All Vacation Rental sewage system alarm boxes shall be clearly marked with a 24/7 emergence number listing a qualified septic system repair service located on island system is located on. **(Add to Vacation Rental Permitting Process form, criteria for Approval)**

41. The disarming of septic systems alarm system by either owner or guests shall result in \$500 fine to Vacation Rental owner. **(Add to Vacation Rental Permitting Process form, Criteria for Approval)**

42. Vacation Rental Permit needs to clearly state "Tents may not be used as additional bedrooms, but only in leu of existing bedrooms. **(Add to Staff Report, conditions for approval)**

## Vacation Rental Certificate of Compliance Form:

1. Add Annual to title i.e., Annual Vacation Rental Certificate of Compliance.
2. # 4. Rules of Conduct, first box, add ..., *include list of Addresses to whom sent, including all road easement holders.*
3. #5. Change to state that, *All outdoor burning is prohibited.*
4. # 10. Add new box requiring a copy of bill showing Fire Extinguishers servicing as having been performed per annual requirement.
5. If Hot Tub located on premises, copy of maintenance log shall be included with annual Vacation Rental Certificate of Compliance form showing when, amount, and by who chemicals were added.

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# Plat of Green Acres, Attachment one

