Adam Zack

From: Susan York <osuzyq14@gmail.com>
Sent: Friday, August 20, 2021 7:49 AM
To: San Juan County Council <councilvm@sanjuanco.com>; Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Short Term Rental Data

Dear Council members and Planning Commission,

In January 2021 a moratorium was placed on all of San Juan County for fact finding. We have not seen any real concrete data until a member of the Planning Commission, Steve Smith, gathered, analyzed and drilled down housing data He separated seasonal (vacant) housing from full time, full time rental and the the smallest part of it, vacation rentals. With all due respect, the way you are proceeding, it does not appear that you have looked at or considered the data presented.

To Be Specific:

- VR's represent less than 3% of the housing stock in SJC as shown in Table 1 of Steve's report and Seasonal (vacant) homes are 40%.
- Table 7 shows that VR permits have been dramatically reduced since the 2018 regulations; just as intended.

Give the regulations more time to see further results.

From what I am seeing, it appears that those elected to the council seem to be hell bent on squashing VR's at any cost.

I will never consider LTR in place of my STR. You may wonder why I wouldn't do that.

- The laws favor the tenant

- Since Covid, the ability to collect rent and evict a tenant is a costly and an unlawful endeavor.
- No flexibility for me-- if I don't want anyone in the house, or want to use it for myself.
- More wear and tear on my property.
- Tenants do not keep up the outside like I do with my VR
- Damages are very costly. I know, it's happened to me.
- The monthly rent would barely cover my mortgage and not give me enough of an increase to pay for septic pumping, repairs, etc. etc. etc.
- No income to help me in my retirement

Tourists will always come here. I have a brother and sister in law visiting. The last time they were here was about this time 2 years ago. They remarked on how they felt that the amount of people they saw when they were walking around town had somewhat decreased, which I was surprised to hear. I don't go to town during tourist season. I was invited to lunch out at Madrona Bar and Grill a month ago. We met at 12:30...the height of the lunch time rush so I have heard. No wait...we were seated right away. The reason I bring that up is because I have heard the complaint of having to wait at restaurants for 2 hours.

I have been cleaning vacation rentals for over 5 years now. I have owned, managed and cleaned my own vacation rental since 2018. I now manage and clean another vacation rental. I now have private clients that own VR's and I clean. This is my full time jobI have never seen an excess of what vacation rentals have been accused of, loud parties, excessive garbage, over usage of water, damage caused, etc. etc. etc. I am sure there are those few and far between instances but I feel that they are just that....few and far between. I have experienced having to call the Sheriff to get a neighbor in one neighborhood because of loud music/excessively loud voices on a daily basis.

I urge you to take a closer look at the data and stop listening to the hysteria that seems to be coming to those who dislike tourism, which is our main industry. It allows many different industries to thrive here from restaurants to handymen, lumber companies, electricians, plumbers, etc. etc. etc. All vacation rental owners give those people work to allow for a better income.

Thank you,

Susan York

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Susan York