

San Juan County Code (SJCC) 18.40.275

# Vacation Rental Cap Planning Commission Recommendation Update

San Juan County Council

November 30, 2021

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Department of Community Development

# Purpose

To update the County Council on the Planning Commission's discussion of an:

**ORDINANCE ESTABLISHING A CAP ON PERMITS FOR VACATION RENTAL OF RESIDENCES OR ACCESSORY DWELLING UNITS (ADUS); AMENDING SAN JUAN COUNTY CODE (SJCC) 18.40.275**

# Outline

1. Background
2. Planning Commission  
Public Hearing
3. Next steps

# Background

County Council provided guidance in June for the Planning Commission regarding a possible cap:

- County-wide and by island.
- Fixed number rather than floating.
- Orcas: approx. 500 permits (about the number that exist today)
- San Juan: closer to 500 (similar to Orcas)
- Lopez: more than current number (130) but not as many as San Juan and Orcas
- Consider vacation rental permit caps before considering other regulations that may take more time to complete

The Planning Commission considered the cap at their meetings on July 16, August 20, and September 17, 2021

# Planning Commission Public Hearing

- Hearing Date: October 15, 2021
- Planning Commission made a recommendation on vacation rental permit caps countywide and by island
- No findings and conclusions made: recommendation incomplete
- Findings and conclusions required by San Juan County Code 2.20.070. Must be issued at a public hearing.
- Proposed public hearing date: February 18, 2022
  - No November or December meetings due to lack of staff
  - January meeting: orientation for new members

# Next Steps

1. Planning Commission public hearing to establish findings
2. Staff briefing to Council on draft ordinance based on Planning Commission findings, conclusions, and recommendations [**First touch**]
3. Staff briefing on changes to or questions about draft ordinance resulting from previous discussion [**Second touch**]
4. Council sets public hearing on proposed vacation rental permit cap ordinance [**Third touch**]
5. Council holds a public hearing
6. Council adopts a code amendment ordinance

# Public Comments

Email:

[VRComments@sanjuanco.com](mailto:VRComments@sanjuanco.com)

Mail:

Department of Community Development  
PO Box 947  
Friday Harbor WA 98250

View all comments on the project  
webpage:

<https://www.sanjuanco.com/1826/>

# Questions?

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