



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922  
cdp@sanjuanco.com | www.sanjuanco.com

**MEMO**

**REPORT DATE:** December 7, 2021

**TO:** San Juan County Council

**CC:** Mike Thomas, County Manager  
David Williams, DCD Director

**FROM:** Sophia Cassam, Planner II

**SUBJECT:** Vacation Rental Moratorium Renewal Public Hearing  
Public Comments

**HEARING:** December 7, 2021

**ATTACHMENTS:** Public Comments on Renewing the Current Moratorium on New Vacation  
Rental Permits in Urban Growth Areas, Hamlets and Activity Centers

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**PURPOSE:** Transmittal of written public comments received between 4:00pm on December 6 and 8:00am on December 7, 2021 on renewing the current vacation rental permit moratorium. Comments are for the December 7, 2021 County Council public hearing.

All comments pertaining to the vacation rental moratorium can be found Online at:  
<https://www.sanjuanco.com/1770/Vacation-Rental-Moratorium>.

## Sophia Cassam

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**From:** Tracy Anderson <tracyjanderson@hotmail.com>  
**Sent:** Monday, December 6, 2021 6:27 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rental

[You don't often get email from tracyjanderson@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against the moratorium on vacation rentals Theresa Anderson

Sent from your favorite person's iPhone

## Sophia Cassam

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**From:** Nancy Buechner <nbuechner@rockisland.com>  
**Sent:** Monday, December 6, 2021 5:14 PM  
**To:** Vacation Rental Comments

You don't often get email from nbuechner@rockisland.com. [Learn why this is important](#)

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I am against the moritorium for Vacation Rentals

## Sophia Cassam

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**From:** Dan Christopherson <danlchris@hotmail.com>  
**Sent:** Monday, December 6, 2021 4:49 PM  
**To:** Vacation Rental Comments  
**Subject:** Please read--

You don't often get email from danlchris@hotmail.com. [Learn why this is important](#)

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December 6th, 2021<sup>[1]</sup><sub>SEP</sub>  
San Juan County Council Cc: San Juan County Planning Commission (PC)<sup>[1]</sup><sub>SEP</sub>

Dear Council Members,

For the 5th time this year, Hosting on the Rock is mobilizing for yet another grueling Public Access session. Do we really need more public comment? What we need is DATA, not more anecdotal, emotionally-based testimony.

Council will deliberate on whether to extend the Moratorium for another six months. What exactly do you intend to do during this time? We want particulars! Who is going to do studies? What are they going to study? What is the schedule? Don't give us more vague Work Plans attached to vague "Findings". We want a realistic action plan.

How many VRs are too many? Why? What is over-tourism? How many new residents moved here during the Pandemic? Have the 2018 regulations improved the neighborhood concerns they targeted?

We don't think it's possible for the over-stressed Department of Community Development to answer the relevant questions in six months.

By severely limiting new permits, you are limiting the ability of local residents to continue to live here. Only wealthy individuals can own homes that they leave vacant. Working residents require income to live here! Permits should be available for locals to boost their income during unforeseen life events.

A suggestion:

End the Moratorium. Set a temporary cap of 45 new permits per year for 3 years.

Commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues.

Streamline the enforcement process, both for non-permitted rentals and for non-compliant permits.

Consolidate the SJC VR data and make it publicly available.

To sum up the VR discussion in 2021:

There are hundreds of residents who have strong view points on this issue. There is no relevant data to help identify and solve specific issues. If the 'discussion' continues in the current manner, the divide between people will continue to intensify.

Let's put a compromise in effect (45 new permits per year for 3 years) and focus on this issue in a meaningful way!

Respectfully,

Dan Christopherson  
Orcas Island

## Sophia Cassam

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**From:** Tammy Cotton <tammymcotton@gmail.com>  
**Sent:** Monday, December 6, 2021 4:18 PM  
**To:** Vacation Rental Comments  
**Subject:** I am against the moratorium for vacation rentals

[You don't often get email from tammymcotton@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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As long as the property does not have any CC&R rules or other property rules against vacation rental they should be allowed to. I am not sure to what end the moratorium serves?

Kind regards,  
Tammy Cotton

Sent from my iPhone

## Sophia Cassam

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**From:** steve cutting <cutco@live.com>  
**Sent:** Monday, December 6, 2021 4:34 PM  
**To:** Vacation Rental Comments  
**Subject:** vacation rentals

You don't often get email from cutco@live.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear council members,

I like to express that we are against the moratorium for Vacation Rentals...

Sincerely

Steve and Debbie Cutting

Sent from [Mail](#) for Windows

## Sophia Cassam

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**From:** Peter Dammann <damray@icloud.com>  
**Sent:** Monday, December 6, 2021 4:24 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rentals

[You don't often get email from damray@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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For many reasons which I will go into when I'm not thumbing my iPhone:

I oppose the moratorium on vacation rentals

Peter Dammann  
400 Eagle Cove Drive  
Friday Harbor Wa 98250

Sent from my iPhone

## Sophia Cassam

---

**From:** Brad Dolsen <bradsjpm@gmail.com>  
**Sent:** Monday, December 6, 2021 7:21 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

You don't often get email from bradsjpm@gmail.com. [Learn why this is important](#)

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I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.

I find the moving up this vote on short notice unacceptable to the ability of the citizens to be able to voice their opinions on the matter in a well-conceived fashion.

A small group of people opposing vacation rentals is not equal to the masses of citizens taking benefit from an open to sharing our Islands.

I am a property owning 3rd generation Island resident.

## Sophia Cassam

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**From:** Lauren Doremus <lldoremus@icloud.com>  
**Sent:** Monday, December 6, 2021 4:42 PM  
**To:** Vacation Rental Comments  
**Subject:** I vote No!

[You don't often get email from lldoremus@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against the moratorium for vacation rentals!

Lauren - Sent from my iPhone

## Sophia Cassam

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**From:** Wayne Judd <judd001@hawaii.rr.com>  
**Sent:** Monday, December 6, 2021 6:41 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rental Moratorium

[You don't often get email from judd001@hawaii.rr.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against the Moratorium for Vacation Rentals.

Thank you,  
Donald Wayne Judd  
Home Owner on San Juan Island

Sent from my iPhone

## Sophia Cassam

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**From:** Peggy Fong <fong.peggy1@gmail.com>  
**Sent:** Monday, December 6, 2021 4:26 PM  
**To:** Vacation Rental Comments  
**Subject:** NO against VR moratorium and caps

[You don't often get email from fong.peggy1@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Attention San Juan County Council:

We are against the current proposals to the moratorium and caps on vacation rentals on the San Juan Islands.

Sincerely,  
Peggy Fong  
Stanley L. Wong

Sent from my iPhone

## Sophia Cassam

---

**From:** rfrangooles <rfrangooles@gmail.com>  
**Sent:** Monday, December 6, 2021 6:42 PM  
**To:** Vacation Rental Comments  
**Subject:** Moratorium Extension

You don't often get email from rfrangooles@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

Tomorrow you are being asked to extend the moratorium as it stands for an additional six months. We ask, to what purpose?

We read with interest the report by Sophia Cassam and Yancy Bagby detailing the work that is being done to enact the 2018 vacation rental regulations.

They determined that the number of permits existing prior to 2018 was significantly lower than previously believed and stated. This was due to bad data including B&B permits, duplicate permits, already abandoned permits, superseded permits and other land use permits not related to vacation rentals. In addition, there has been some amount of voluntary abandonment since 2018.

We won't restate all of the report, but it is clear that the 2018 regulations are now having their desired effect and in 2022 a solid baseline of vacation rental permits will be established.

We ask that you vote to end the moratorium and revisit the Planning Commission's recommendation once the enforcement activities are complete. Do not take this as endorsement of their recommendations, which in our opinion are nothing more than a moratorium masquerading as a cap; until a real baseline is established, you cannot reasonably consider any cap.

With regards,

Bob Frangooles and Anne Pace

San Juan Island

## Sophia Cassam

---

**From:** Tina Grace <tinagrace@cbbain.com>  
**Sent:** Monday, December 6, 2021 3:58 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Permit Moratorium

You don't often get email from tinagrace@cbbain.com. [Learn why this is important](#)

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San Juan County Council & San Juan County Planning Commission

Dear Council Members,

I don't understand why we continue to talk about the subject of VR permits again without any actual data provided to support some residents claims that VR limit the number of housing options for residents.

I own a vacation rental on Orcas Island. I built the house for the sole purpose of spending more time on the island with my family. I travel to Orcas once a month to spend time in my own home. I paid my \$2300 permit and I collect the 10.1% sales and lodging tax, which eventually makes it way back to San Juan County.

Renting the house allows me to afford the home and still allows my family to spending time on island, which is important to me since I got married at Rosario Resort in 1998.

WHY do we need to extend the moratorium AGAIN? Is there going to be an official study about Affordable House in San Juan County during this 6-month time?

I think other things to consider are just how many new residents moved here during the Pandemic? How many new building permits were issued? There's currently a boutique hotel being build right in downtown Eastsound. Were they required by the county to provide affordable housing for residents?

Maybe a better suggestion would be to see how the 2018 regulations pan out or set a reasonable cap of 45 new permits per year for 3 years and commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues and streamline the enforcement process, both for non-permitted rentals and for non-compliant permits. And then make all the collected data available to the public.

I believe all these non-ending discussions are putting a bigger strain on the community, which I don't think was your intent.

Sincerely,

Tina Grace  
Orcas Island

## Sophia Cassam

---

**From:** MARY GROVE <goofy362000@yahoo.com>  
**Sent:** Monday, December 6, 2021 5:32 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rental moratorium

You don't often get email from goofy362000@yahoo.com. [Learn why this is important](#)

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I'm against the moratorium for vacation rentals. There are so many empty houses sitting on San Juan Island that could be rented out but aren't. Please stop blaming vacation rentals for the housing shortage. You're barking up the wrong tree. Thanks for your time!

Mary Grove

[Sent from Yahoo Mail on Android](#)

## Sophia Cassam

---

**From:** thomaswalterharrell@gmail.com  
**Sent:** Monday, December 6, 2021 5:29 PM  
**To:** Vacation Rental Comments  
**Subject:** Against moratorium

You don't often get email from thomaswalterharrell@gmail.com. [Learn why this is important](#)

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**Good morning,** I previously wrote to you back in July and expressed my concerns about the moratorium. The summary of those expressed concerns follows.

The arguments for a moratorium appear to be primarily about:

- General concerns about tourism and its impact on the islands, an issue only tangentially related to restricting VRs and moratoriums on permitting)
- Affordable housing (A concern universally shared that is only minimally connected to VRs if at all)
- Behavior of tourists in residential areas (HOAs, subdivision covenants, property managers and city rules for compliance and enforcement of same could and should address this, not blanket moratoriums against VRs)

Because of the moratorium in place and discussion of extending it to include the other islands, including San Juan Island, my wife and I applied for and obtained a VR permit for our ADU, even though we are not currently interested in renting it. We simply wanted to preserve our options. This was costly to us and perhaps an unintended consequence of the possible imposition of a moratorium.

Quoting directly from my prior email, "Sometimes the best action is no action. My recommendation is to take a light hand with any proposed regulation that takes aim at perceived social ills. The moratorium has struck me as a solution in search of a problem. For the life of me, I can't understand what it accomplishes other than divide the community and hold VRs up as a scapegoat..... " Do you really need more time to make a final determination? I sincerely hope you will NOT extend the moratorium on VRs and turn your attention to more pressing matters.

Thank you for your time and consideration. Hope your holiday season is filled with joy.

Sincerely,

Walter Harrell  
681 Smugglers Cove Road  
Friday Harbor, WA 98250  
thomaswalterharrell@gmail.com  
360-317-1803  
Cell: 512-567-5557

## Sophia Cassam

---

**From:** Gabe Herda <sanjuanflooring@icloud.com>  
**Sent:** Monday, December 6, 2021 5:34 PM  
**To:** Vacation Rental Comments

[You don't often get email from sanjuanflooring@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I'm against the moratorium on vacation rentals .

Sent from my iPhone

## Sophia Cassam

---

**From:** Shallon Jordan <shallonjordan@gmail.com>  
**Sent:** Monday, December 6, 2021 4:51 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment!! Opposition to the County's push to extend vacation rental permit moratorium...

You don't often get email from shallonjordan@gmail.com. [Learn why this is important](#)

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To whomever needs to see this before tomorrow's rushed meeting!!!

I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals!!

Please reach out to me for more information if needed or with any questions.

Concerned Resident,

Shallon Jordan

512 Cessna Ave

Friday Harbor

## Sophia Cassam

---

**From:** Nanette Judd <judd@hawaii.edu>  
**Sent:** Monday, December 6, 2021 4:25 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rental Moratorium

[You don't often get email from judd@hawaii.edu. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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This is Nanette Judd, a homeowner on San Juan Island. I am against the moratorium for Vacation Rentals.

Thank you.  
Nanette Judd  
Sent from my iPhone

## Sophia Cassam

---

**From:** Tim Larson <LarsonTLMM@msn.com>  
**Sent:** Monday, December 6, 2021 5:59 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Comments

You don't often get email from larsontlmm@msn.com. [Learn why this is important](#)

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I'm writing regards your meeting tomorrow about vacation rentals.

I believe the 2018 rules for vacation rentals are working well. I've never received a complaint from my neighbors regarding our rental cabin. There is a clear-cut process for neighbors to complain if there are issues and I've never had a complaint.

I oppose a moratorium and caps on vacation rentals.

We are writing instead of calling in tomorrow because of our work schedule.

Thank you for your time and consideration.

Tim and Melinda Larson

## Sophia Cassam

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**From:** MSN Microsoft <felipemaryann@hotmail.com>  
**Sent:** Monday, December 6, 2021 10:27 PM  
**To:** Vacation Rental Comments  
**Subject:** VR moratorium

[You don't often get email from felipemaryann@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Dear county council members,

I am against the vacation rental moratorium and all revocation of existing permits.

Thank you,

MaryAnn Judd  
San Juan Island homeowner

Sent from my iPhone

## Sophia Cassam

---

**From:** Toni Michelle <tmichele660@gmail.com>  
**Sent:** Monday, December 6, 2021 3:58 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

[You don't often get email from tmichele660@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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To whom it may concern,

I am in opposition to the county's push to extend or expand the vacation rentals permit moratorium and or set caps on vacation rentals Sincerely, Toni Michele

## Sophia Cassam

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**From:** rob11470@gmail.com  
**Sent:** Monday, December 6, 2021 4:16 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rental moratorium

[You don't often get email from rob11470@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against the vacation rental moratorium.

thank you!

Rob Peterson

(503) 887-4173

## Sophia Cassam

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**From:** Stephanie <sl.picconi@gmail.com>  
**Sent:** Monday, December 6, 2021 4:53 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rental Comment

[You don't often get email from sl.picconi@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I am against the county's push to extend or expand the vacation rental permit moratorium and against caps on vacation rentals because they are not based on any date, they are baseless. The 2018 rules for vacation rentals are working well.

Furthermore, each island is different. What's happening on Orcas island or Lopez island is not happening on San Juan island. The council should not take any blanket action county wide.

Thank you for your consideration.

Kind regards,

Stephanie Picconi

643 Hannah Rd

Friday Harbor WA 98250

## Sophia Cassam

---

**From:** Amy Pierson <apierson0112@gmail.com>  
**Sent:** Monday, December 6, 2021 7:04 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rental moratorium

[You don't often get email from apierson0112@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I would like to comment on this moratorium! I have been renting properties on Friday Harbor for at least 5 years now to be able to spend time here with 3 children and 4 grandchildren! It has been a very important part of our families time together and never heard/experienced any problems within the community- thanks and much appreciation!  
Sent from my iPhone

## Sophia Cassam

---

**From:** Tryg Satterlee <trygs@wfmtg.com>  
**Sent:** Monday, December 6, 2021 4:21 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rentals

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I am against the moratorium for vacation rentals.



### Tryg Satterlee

NMLS - 9352 | President

**Washington First Mortgage Loan Corp. NMLS 854647**

**A:** [4055 Lake Washington Blvd. NE, Suite 100, Kirkland, WA 98033](#)

**P:** 425.605.1166 **C:** 206.276.6274 **F:** 425.968.9464

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## Sophia Cassam

---

**From:** TERRY SEILER <tjmax111@yahoo.com>  
**Sent:** Monday, December 6, 2021 7:25 PM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

You don't often get email from tjmax111@yahoo.com. [Learn why this is important](#)

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To Whom it may concern,

I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.

Sincerely,

Terry Seiler

## Sophia Cassam

---

**From:** Brien S <bsesby@gmail.com>  
**Sent:** Monday, December 6, 2021 5:32 PM  
**To:** Vacation Rental Comments  
**Subject:** Repeal vacation rental moratorium

You don't often get email from bsesby@gmail.com. [Learn why this is important](#)

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Dear County Council,

We are strongly opposed to the recent moratorium that you have recently enacted on New Vacation Rental Applications for the following reasons:

- Less than 3 years ago San Juan County Council adopted updated Vacation Rental standards with Ordinance 02-2018. (**18.40.275 of the Unified Development Code**). Within this ordinance are “rules of conduct” that address environmental impacts, safety, noise, trespass, a required 24/7 local representative for each VR and public health.
- There are “teeth” in the ordinance if there is non-compliance (*paragraph J*): “*Vacation rental permits vested or approved after the effective date of the ordinance codified in this section shall expire two years after the date of approval unless the annual certificates of compliance meeting the requirements of subsection (K)(4) of this section are on file with the administrator.*” Clearly the county council, planning staff and the planning commission put a lot of thought into creating an enforceable set of standards to manage potential impacts from the VR businesses.
- Ord. 02-2018 requires that a VR application goes through the *Conditional Use Permit (CUP)* process. Under the former rules, VRs could be permitted under a much easier “*Provisional Use Permit*”. The CUP process can be lengthy and expensive. There is ample opportunity for public comment and an appeal process. In fact, it is not a given that a VR applicant will be successful in getting through the *existing* process. **We feel there has been no justification for the County Council to have adopted the Vacation Rental Moratorium.**

We, as San Juan Island business owners, have all struggled together through the historic COVID 19 pandemic. We have been told “we are all in this together.” We strongly feel that you as our County Council, by enacting the Moratorium on Vacation Rental applications, has acted in a damaging and unnecessary manner in the midst of an already difficult time for most island businesses.

We respectfully ask you to REPEAL the Vacation Rental Moratorium immediately. We need our elected officials to support local, businesses and jobs!

## Sophia Cassam

---

**From:** Diane Soules <dmsoules@comcast.net>  
**Sent:** Monday, December 6, 2021 11:36 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rentals

[You don't often get email from dmsoules@comcast.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against vacation rental moratorium's. I own the property at 949 Smugglers Cove Rd. in the late 90s when the first rental permits for vacation rentals right implement it. The file for my permit was over 2 inches thick. People from all over the island objected to the possibility of my property becoming rental. The objections I found most interesting were the letters from people on smugglers cove Road who were concerned about the noise the number of vehicles and the distruction of their neighborhood as they had knew it. I had already been renting our property for over a year at that time because permits were not required. The same people had not noticed any difference in their community when they did not know there was a vacation rental in their neighborhood. The letters from people all over the island objecting to my permit were equally interesting and absurd. Please don't be swayed by a few people who are afraid of change. I rented my property successfully for almost 20 years with no complaints.

Diane M Soules  
425-269-5127

Sent from my iPhone Diane Soules

## Sophia Cassam

---

**From:** lisa.spader@yahoo.com  
**Sent:** Monday, December 6, 2021 6:19 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rentals

[You don't often get email from lisa.spader@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I just want to let you know our opinion... We are against the moratorium on vacation rentals.

Lisa & Matt Spader

Sent from my iPhone

San Juan County Council  
350 Court Street, No. 1  
Friday Harbor, WA 98250

December 6, 2021

Dear County Council,

What can be said that is new? Nothing really. Rather than bore you with the same things we've all been saying for a year now, how about we try something different? Such as: it seems very calculated to me that in October 2021, the Planning Commission deliberated an entire day on Vacation Rental recommendations for the County Council but declined to attached the required Findings of Fact. Perhaps it was purposeful – as we now learn legislative law mandates that a Planning Commission submit Findings of Fact. Thus, more time has been bought, to extend the moratorium. Not because it is necessarily wanted but legally required because the Planning Commission did not complete its duty. We are now left with a convenient delay, legislatively mandated, but perhaps slyly created to stall VR applications while the Planning Commission submits Findings of Fact for what is called the First Touch – set for February 2022, then the required Second Touch in March 2022, and the Third Touch set for later in March 2022, with perhaps a final decision around May 2022...just in time to write it all up for the expiring July 2022 extended moratorium. Convenient.

The other “new” thing we could discuss, is results from the empirical data and studies many of us have been asking for over the last year. Had the County appropriated monies for studies, even to assess the results of the revised 2018 VR regulations (which are just starting to come to light from your Planner’s Reports of November 23 and November 30, 2021) we would be truly seeing results and making better informed decisions rather than scapegoating vacation rentals for

the lack of housing, infrastructure, build-out, and what many are calling over-tourism.

Lastly, while this *topic* is not new...perhaps reviewing the wisdom of members of the County Council suggesting to county citizens to stop vacation rentals via local homeowner association votes is up for discussion. Many of us have provided you court precedence from right here in San Juan County with the Robert Greene case and the Sarah Moore case where Superior Court has stated that vacation rentals cannot be considered any more commercial than long term rentals. This very subject recently went before the Washington State Supreme Court over a case from Chelan County. After significant litigation at the trial court and Court of Appeals, the Supreme Court determined that vacation rentals are consistent with single-family residential use and are not considered commercial uses. The Supreme Court also ruled that the way in which the association sought to bar the vacation rentals violated the individual property rights of each owner in the community. Just last month Eagle Ridge on Orcas amended their CCRs to limit VRs with only a 60% vote of its residents. A one hundred percent (100%) vote of the property owners is required. So, the “new” conversation the County Council should be having is to what extent do you want to violate legal precedence.

Regards,

Karen J. Key Speck  
Orcas Island

## Sophia Cassam

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**From:** Nancy Stevenson <nancyforsa@icloud.com>  
**Sent:** Monday, December 6, 2021 11:03 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rentals

[You don't often get email from nancyforsa@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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I am against the moratorium for vacation rentals.

Sent from Nancy's iPhone

## Sophia Cassam

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**From:** Pamela Stewart <pps@rockisland.com>  
**Sent:** Monday, December 6, 2021 7:20 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation rentals

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I support the moratorium on vacation rentals.

Thank you,  
Pam S.

## Sophia Cassam

---

**From:** Kim and Debby <kim\_debby@centurytel.net>  
**Sent:** Monday, December 6, 2021 4:17 PM  
**To:** Vacation Rental Comments  
**Cc:** Dr. Megan Dethier; 'C. Drew Harvell'; 'Charles H Greene'; 'Gary & April Ford'  
**Subject:** False Bay comments on VRs  
**Attachments:** Land Use 21-0227 ^0 0229 Letter.pdf

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Per November 30 Staff Report to December 7 SJC Council, attached are comments on pending VRs in the False Bay area.

With respect to issues contemplated in the Staff memo, applicants: Honeywell aka Orca Dreams, LLC have informed False Bay neighbors they are currently applying for VR permits (using a land use consultant) to “preserve future options for heirs to operate VRs should these be restricted in future”.

This seems an egregious abuse of county process and DCD staff resources as well as the spirit / intent of the VR code for RFF parcels. In other words, Honeywells seek a perpetual right to operate VRs adjacent to the False Bay Biological Preserve (zoned Natural), so long as their consultant files annual paperwork to satisfy VR regulations.

We object.

Kimbal Sundberg  
Debra Clausen  
1853 False Bay Drive

November 30, 2021

San Juan County--Department of Community Development (via email)

Re: Land Use Vacation Rental (VR) Permit Applications #21-0227 & 0229 Orca Dreams LLC

We are writing in opposition to the subject Vacation Rental Permits. Vacation Rentals are incompatible with maintaining our peaceful and quiet Rural Farm Forest (RFF) residential community along False Bay Drive. Moreover, the commercial tourism generated by Vacation Rentals is incompatible with protecting the False Bay Biological Preserve, located on tidelands abutting the subject tax parcels and owned/managed by the UW Friday Harbor Laboratories (FHL). Most of False Bay Biological Preserve is zoned Natural Shoreline. As per the Vacation Rental Application instructions, vacation rentals are not allowed adjacent to Natural Shoreline.\*

VRs in our neighborhood generate the following impacts:

- VRs further increase vehicle traffic on False Bay Drive. False Bay Drive is a narrow, winding road with deep ditches, bluffs, and restricted sight lines used increasingly for walking and biking by local residents and visitors alike. Construction and service vehicle traffic along False Bay Drive to/from the extensive Orca Dreams development, and thru traffic between Cattle Pt. Road and Bailer Hill Road has significantly increased during the past decade. Much of this traffic exceeds the posted 25 mph limit resulting in neighbor complaints to Sheriff and Public Works. These complaints and concerns have gone largely unmitigated. There is no reason to believe the proposed VR 'rules' on obeying speed limits and other impacts to the neighborhood will be effective.
- VRs adjacent to the False Bay Biological Preserve have negative impacts on the protection and management of the False Bay Biological Preserve. Increasing numbers of people and dogs accessing the tidelands disturb intertidal organisms, marine mammals, and birds affecting the important research, education, and protection mission conducted by FHL.
- VRs in general exacerbate overcrowding on ferries and services supported by county residents (restaurants, emergency services, water, waste disposal, trails, beaches, parking areas, public access sites, open spaces). VRs attract more strangers and transient visitors, many of whom do not understand or care about neighborhood values and environmental ethics. VRs should not be a Provisional Use on every RFF zoned parcel, and in particular, not where neighbors object.

We understand the Honeywells have told others they applied for VR permits to "preserve their options" should VRs be restricted in the future. We do not believe this concern justifies granting VRs for vacant housing they constructed in their "family compound" that is more impactful to False Bay and the neighborhood than single family use.

In closing, we request a public hearing to further discuss the impacts of VRs in our False Bay neighborhood.

Thank you for the opportunity to comment.

Sincerely,

/SIGNED/

Kimbal Sundberg  
Debra Clausen  
1853 False Bay Drive

\*The SJC Comprehensive Plan Maps incorrectly depict tidelands within the southern shoreline boundary of the False Bay Biological Preserve (FBBP). FBBP was previously zoned Natural Shoreline. Several years back we requested DCD to correct this discrepancy during comments on the Comp Plan revision. We again request DCD to apply consistent Natural Shoreline Zoning to the entirety of False Bay Biological Preserve.

## Sophia Cassam

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**From:** Paula Trost <trostpa@gmail.com>  
**Sent:** Monday, December 6, 2021 4:20 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rentals

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I am against a moratorium for vacation rentals.

Vacation rentals provide lodging for families and people that, in most cases, want a quiet and peaceful time in the San Juan Islands. Further, vacation rentals are likely more affordable for families which then allows them more money to spend in our local businesses.

Respectfully submitted,  
Paula Trost  
San Juan Island

## Sophia Cassam

---

**From:** Toni Willis <willis.toni9@gmail.com>  
**Sent:** Monday, December 6, 2021 8:12 PM  
**To:** Vacation Rental Comments  
**Subject:** Be moratoriums

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VRComments@sanjuanco.com

December 6th, 2021<sup>[1]</sup><sub>SEP</sub>  
San Juan County Council Cc: San Juan County Planning Commission (PC)<sup>[1]</sup><sub>SEP</sub>

Dear Council Members,

For the 5th time this year, Hosting on the Rock is mobilizing for yet another grueling Public Access session. Do we really need more public comment? What we need is DATA, not more anecdotal, emotionally-based testimony.

Council will deliberate on whether to extend the Moratorium for another six months. What exactly do you intend to do during this time? We want particulars! Who is going to do studies? What are they going to study? What is the schedule? Don't give us more vague Work Plans attached to vague "Findings". We want a realistic action plan.

How many VRs are too many? Why? What is over-tourism? How many new residents moved here during the Pandemic? Have the 2018 regulations improved the neighborhood concerns they targeted?

We don't think it's possible for the over-stressed Department of Community Development to answer the relevant questions in six months.

By severely limiting new permits, you are limiting the ability of local residents to continue to live here. Only wealthy individuals can own homes that they leave vacant. Working residents require income to live here! Permits should be available for locals to boost their income during unforeseen life events.

A suggestion:

End the Moratorium. Set a temporary cap of 45 new permits per year for 3 years.

Commit to re-visiting this discussion in 2025. During the next 3 years, commission third-party studies that address specific issues.

Streamline the enforcement process, both for non-permitted rentals and for non-compliant permits.

Consolidate the SJC VR data and make it publicly available.

To sum up the VR discussion in 2021:

There are hundreds of residents who have strong view points on this issue. There is no relevant data to help identify and solve specific issues. If the 'discussion' continues in the current manner, the divide between people will continue to intensify.

Let's put a compromise in effect (45 new permits per year for 3 years) and focus on this issue in a meaningful way!

Respectfully,  
Toni Willis

Orcas Island

Sent from my iPhone

## Sophia Cassam

---

**From:** Susan York <osuzyq14@gmail.com>  
**Sent:** Monday, December 6, 2021 6:01 PM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rental Moratorium/Caps

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I am adamantly in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals. Not even one study of the situation in San Juan County has been done during the original moratorium nor the extension. The claims made by those against VR's are baseless. None of them are supported by any data whatsoever. Many who disagree with these unbacked claims are unaware of what is happening or are silent for other reasons. You, the council, are responsible to act in the interest of all of us, not engage in a knee-jerk response to a vocal segment. You are responsible to seek out the views of all of us.

The 2018 regulations address most of the concerns of those against VR's. Are they not aware of them? I believe they need to be educated in what the 2018 regulations entail. These regulations need only to be allowed to work and be enforced.

As far as losing a sense of community, I have lived in several neighborhoods without VR's. Everyone is busy living their own lives. I never felt a sense of community. That's what I have experienced and that's fine.

Each island should be looked at on an individual basis. They are all different. Nothing should be done to regulate the entire county as a whole.

Stop wasting valuable time and money discussing VR's when it could be better used to find solutions to affordable housing. VR's DO NOT affect affordable housing. If any studies had been done you would see that this is true.

Again, I am adamantly opposed to both the moratorium and caps. Please take the comments from those opposed to moratorium and caps under serious consideration and be sure to study precedence to actions taken against VR's. It will save you valuable time and money in the future.

Thank you,

Susan York  
San Juan Island



Currently only 4% of the housing units on the island are active compliant VR's.



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*Susan York*

## Sophia Cassam

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**From:** Jesse Berube <wavesung@gmail.com>  
**Sent:** Tuesday, December 7, 2021 6:43 AM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

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I am in opposition to the County's push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.--

Jesse Berube  
Luthier/Owner  
WaveSung Instruments  
400 Emmerling Place  
Friday Harbor WA, 98250  
360-317-3902  
[wavesung@gmail.com](mailto:wavesung@gmail.com)  
[wavesung.com](http://wavesung.com)

## Sophia Cassam

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**From:** Patrice Coffman <patricecoffman5@gmail.com>  
**Sent:** Tuesday, December 7, 2021 5:16 AM  
**To:** Vacation Rental Comments  
**Subject:** VR Comment

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“I am in opposition to the County’s push to extend and/or expand the vacation rental permit moratorium and/or set caps on vacation rentals.”

## Sophia Cassam

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**From:** PATRICIA ROMA <promaesq@aol.com>  
**Sent:** Tuesday, December 7, 2021 6:47 AM  
**To:** Vacation Rental Comments  
**Subject:** Moratorium on vacation rentals

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I am opposed to a moratorium on vacation rentals as I believe that a moratorium is not in the best interest of the entire community and especially the business community.

Patricia Roma  
Owner: 227 DeHaro Lane  
Friday Harbor, WA

Sent from my iPhone