

San Juan County Code (SJCC) 18.40.275

Planning Commission Vacation Rental Cap Recommendation

San Juan County Council

March 8, 2022

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Department of Community Development

Purpose

To brief the County Council on the Planning Commission's recommendation on 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
Recommendation
3. Review Draft Ordinance
4. Next Steps

Background

County Council provided guidance in June 2021 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 Recommendation

October 15, 2021: Planning Commission made a recommendation on vacation rental permit caps countywide and by island:

The County Council sets the limit on vacation rentals at 650 permits for a period of five years following the adoption of the proposed ordinance. This is the number of permits that were compliant as of July 31, 2021.

- *229 for San Juan Island*
- *334 for Orcas*
- *85 for Lopez*
- *2 for Other Islands*

Review Draft Ordinance

Next Steps for VR Permit Cap

1. Staff briefing to Council on draft ordinance based on Planning Commission findings, conclusions, and recommendations [**First touch – March 8, 2022**]
2. Staff briefing on changes to or questions about draft ordinance resulting from previous discussion [**Second touch**]
3. Council sets public hearing on proposed vacation rental permit cap ordinance [**Third touch**]
4. Council holds a public hearing
5. Council adopts a code amendment ordinance

Public Comments

Email:

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/>

Thank You

Planning Commission Findings

- A. San Juan County Code 18.04.275 regulates vacation rental of residences or accessory dwelling units (vacation rentals) but does not include regulations that address the impact of concentration of vacation rentals or the impacts of tourism.
- B. Vacation rentals consist of transient occupants who are not resident in the community long enough to establish relationships capable of building community. Concentration of vacation rentals negatively impacts the sense of neighborhood or community as transient occupants begin to outnumber residents.
- C. Vacation rentals are the primary source of growth of transient accommodations in the County. Other sources of transient accommodations such as hotels, campgrounds and resorts are significantly limited by existing land use regulations.
- D. Growth of transient accommodations is likely to result in additional tourist visits to the islands, which may result in negative impacts if not properly regulated.
- E. It is appropriate to evaluate the impact of vacation rentals on the environment, neighborhoods, and the community.
- F. It is necessary to explore local regulations of vacation rentals to ensure that the County adequately addresses potential land use compatibility issues and adverse impacts to rural character, natural resources and the public welfare.
- G. Existing compliant vacation rental permits remain valid and are not affected by caps.