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From: Eva Vanderhoeven <eva.vanderhoeven@gmail.com>
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To: Vacation Rental Comments
Subject: San Juan City Council VR issues
Attachments: San Juan City Council VR issues

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March 16, 2022
San Juan County Council
C/O Department of Community Development
P.O. Box 947
Friday Harbor, WA 98250
Email: VRComments@sanjuanco.com

Dear County Council Members,

This letter is in support of the recommendations made by the Planning Commission and presented to the Council, to cap vacation rentals at 650 permits, including 229 permits for San Juan Island. That figure roughly represents the number of active and compliant permits currently issued on San Juan Island.

It seems to me that the Commission is correct to base the recommended cap on active and compliant permits as this number reflects the current impact on the islands as well as on our neighborhoods. If, as the DCD Director asserts, the caps were based on all granted permits and the in-actives and non-compliant were to become active, the impact obviously, would be huge and would have a ripple effect.

Should the cap for San Juan Island be set at 500 as Mr. Stephens supports, the current density areas on San Juan would be disparately affected (see page 3 of Adam Zach's memo of 7-8-2020 entitled Countywide Vacation Rental Permit Density).

Although one could argue that San Juan Island could absorb 500 vacation rentals, lets consider a few things: currently, Roche Harbor, Snug Harbor, Town of Friday Harbor and, the neighborhood of University Heights, shoulder the vast majority of vacation rentals. Of the 55 properties in my community with water rights, nearly 1/3rd hold vacation rental permits and do actively rent. Such a large percentage of vacationers where the owner is absent, leads to a myriad of problems. The absence of owners recently led to several unnoticed broken mains with thousands of gallons of water lost. There is also the concern in regard to safety issues like unattended fires, reckless driving with little regard for animals, and people tall or small. Noise and intoxication are also issues for us who make this our home. As City Council, I would hope you'll seek a good balance!

A neighborhood with so much VR density loses its sense of community, including the involvement of owners in community-minded projects. Further, burden is placed on our community's water source. We have tracked and compared full time residential usage versus daily and weekly transient rental usage, on average, and it bears this out.

If additional permits are allowed, it would shift the balance negatively for hotel revenues, resulting in a loss in lodging tax and restaurant visits. I sincerely hope and ask Council members to vote to accept the recommended caps as presented by the Planning Commission. Tourism is good for our

County but a balance needs to be struck that will allow residents to enjoy quality of life, support the tourist industry with workers who have a stable place to live, and tourists whom are provided a wonderful experience.

Please, consider a good valance!

Eva C Vanderhoeven

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