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Sent: Friday, May 13, 2022 10:20 AM
To: Vacation Rental Comments
Subject: Vacation Rental Permit Comments

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Hello,

Thank you for the opportunity to comment on this important discussion regarding Vacation Rental permits in San Juan County.

I am an active Vacation Rental owner and compliant with the 2018 regulations. We have rented our island homes since purchasing our first property in 2013. The ability to generate income and offset the mortgage was key to deepening our relationship with San Juan Island. We planned to move here in our retirement years and this was a way for us to realize that dream and have a place to visit in the interim.

We had such great success that we purchased a second home on San Juan Island in 2016, a former Bed and Breakfast, that converted to a Vacation Rental upon the sale to us. We moved full time to San Juan Island in March 2020 during the pandemic and continue to live here and work from home. We've since sold the first home to a couple who lives there full time. We moved in to the second home and have a studio cottage that we rent to vacationers.

We open our cottage up year round, but of course, most rentals take place in the summer and shoulder seasons. Thus far in 2022, we are booked 114 nights and don't expect much more than 125-130 nights. We did not rent the cottage in 2021 due to remodeling projects on our property. We live on the property and are here to monitor guests as well as be stewards of our island and guide guests to activities of interest to them. This supports our local businesses (restaurants, outdoor adventuring, etc.) and provides a life long memory for our guests.

We also keep in constant contact with our neighbors and friends. We live here and we care about how they feel about guests in their proximity. Without exception, our neighbors, have no complaints about our vacation rental or our guests. We work hard to keep it that way ... claiming that vacation rentals ruin neighborhoods and drive up prices may be true in dense metropolitan areas like San Francisco and New York, but it does not apply to San Juan Island.

For us, the income we derived from our Vacation Rental helped us pay the mortgage before we moved to the island. Today, it pays for our children's college tuition. Without this income, we would not have been able to purchase a home here and eventually make it our permanent residence.

I believe that Vacation Rental permit holders have a responsibility to be good neighbors and stewards of our islands. We managed our Vacation Rental tightly and demanded good behavior from guests long before the 2018 regulations were put in place. We actually laughed when they were published as it was nearly identical to the House Rules book we provided guests as well as our interactions with neighbors.

I believe others should have the same opportunity that we've had to be Vacation Rental owners and achieve what they want to achieve. In general, I am not a fan of caps or limiting what a person can do with their property. That said, I am also a realist and understand that some rules help keep a community attractive and thriving. I believe that Vacation

Rental permits should be recalled if they remain inactive for some reasonable period of time (say 3-5 years). I believe that Vacation Rental permits should be recalled if they remain non-compliant for two years.

Enacting Option C and holding Vacation Rental owners accountable to the 2018 regulations will ensure we keep our island from becoming something none of us want, that is, an overcrowded, noisy, and unfriendly paradise. Let the Vacation Rental owners and existing regulations work as intended.

Thanks for the opportunity to comment and please support Option C.

Regards,
Steven Carleton