

## Sophia Cassam

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**From:** Emily Tidball <ewtidball@gmail.com>  
**Sent:** Monday, May 16, 2022 4:50 PM  
**To:** Vacation Rental Comments  
**Subject:** VR moratorium and caps

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Dear Council Members,

I own a second home in the Bartwood neighborhood on North Beach. I have been coming to Orcas to a multigenerational family property in Olga since I was an infant 62 years ago. My family has been a part of the Olga community for well over 100 years.

We purchased and remodeled our Bartwood home in 2017 and have been coming over every couple months to enjoy our home and also use it for vacation rental. Except for a brief time in 2020, we have hired a local property manager to support our business since we live in Sammamish. For the first two years I ran the rental business myself so that I could monitor activity, screen renters, and understand the business, hiring local on call support, gardeners and housekeepers.

The bulk of my property rentals occur in the late spring and summer. Our average rental volume is 102 days and we are there approximately 30 days annually. I have had only one complaint in five years of rentals which was quickly resolved by my local property manager and there were no subsequent issues with that renter.

We have an active permit (PPROVO-17-0036), follow all vacation rental rules, file annual compliance documents, carefully screen guests, and insure all neighbors have the contact information for our property managers in the event of problems. Most of our renters are families with children and multigenerational families enjoying time together on the island.

We pay excellent wages for housekeepers, provide generous income for our property manager, hire a local gardener and patronize local businesses as do our guests. We employed a local contractor to assist with renovations in 2017. We hire window cleaning services,, plumbers, and heating contractors, all of whom are residents on Orcas. Lopez or San Juan. Our property brings income to island residents through direct work in support of the rental property or from shopping and dining on the island by both our guests and us.

If you must enact caps, I support only Option C. Guests coming to the islands stay at a variety of lodging including resorts, hotels, bed and breakfasts, hostels, and campgrounds. Will there be caps placed on all varieties of accommodations as well to limit the tourist activity on the island or will vacation rentals be the only category of lodging restricted? Please consider fairness when you contemplate rule changes.

Our house would stand vacant between our visits if not in vacation rental. We would have no need of housekeepers or property managers if not in vacation rental, eliminating good paying jobs. We enjoy coming to the island so would not put our house into a long term rental as that would preclude our use. The income from our property mostly covers costs of ownership. We are not turning huge profits by any means.

I respectfully ask that you look at facts regarding all types of lodging on the island, Please consider the viewpoint of all stakeholders in this situation.

With best regards,

Emily Tidball