

Sophia Cassam

From: Marc P Santos <marc.salish2285@gmail.com>
Sent: Tuesday, May 17, 2022 12:35 AM
To: Vacation Rental Comments
Subject: Comments regarding proposed cap for vacation rental permits
Attachments: PopulationToAirBnB_FerriedUSIslands.pdf

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County Councilors of San Juan County,

Thank you for engaging the public on this complex decision. I very much appreciate this opportunity on this important topic.

I would like for the following 3 items to be considered with regards to the proposed cap:

1. That the County representatives, business stakeholders, and other local stakeholders continue to be engaged in a thoughtful and intentional process to monitor and potentially revise whatever outcome may result from this current effort as community needs and planning concerns evolve over time
 1. Such as that proposed in the study "Maintaining sustainable island destinations in Scotland: The role of the transport–tourism relationship" by Currie & Falconer (2016); <https://www.sciencedirect.com/science/article/abs/pii/S2212571X13000462>
2. That the cap decision-makers take into consideration where our Islands stand with regards to other comparable Island communities with vacation rental permits in the US and potentially around the globe as I have not seen such a study yet
 1. As an indicator, I pooled together rough figures from a brief internet search of 39 islands (Including Shaw, Lopez, Orcas, and San Juan) that ranks locations by the ratio of recorded Population to current AirBnB Listings. While this is not a rigorous study, there are some interesting indications that I will note later in this email correspondence.
3. That it be considered that Vacation Rental Permit opportunities be prioritized towards proprietors with their main residence on the same island they are applying for
 1. Out of the hope that a local proprietor would be more engaged in helping maintain the health of their local community

Regarding Item 2 and my brief look at potentially comparable locations: The intention was to review Island locations in the US that are only accessible by either a car or car and foot traffic ferry, and have a population of over 100 people (Please see attached file "PopulationToAirBnB_FerriedUSIslands.pdf"). In this list of locations, ratios, and resulting rankings using AirBnB listings only as an indicator, current vacation rental permit counts appear to place all of our islands towards the middle of the distribution. Shaw, Lopez, San Juan, and Orcas have the ratios of 165, 36.4, 25.3, and 15.4 respectively out of a range of 1/2-241.8 (minus one major outlier). I would hope that a more rigorous investigation of similar variables for comparable communities such as those in the attached review may be regressed against potential facets such as quality of life, economic health, and sustainability indicators. At a minimum, it would suggest that the current levels of vacation permits appear within the means of other similar communities.

Thank you very much for your time and consideration. I'm sorry that I do not have the opportunity to leave my place of work in order to partake in the in-person meeting.

Sincerely,
Marc Santos (San Juan Island resident)

Ratio of Population-to-AirBnB Listings for United States islands accessible by ferry but not by road- Over 100 residents AND ferry supports car or car & foot traffic; Source: <https://www.howderfamily.com/blog/usa-islands-ferry/>

*AirBnB Listings count was conducted by inserting the destination name in the following URL format: [https://www.airbnb.com/s/\[Island-Name\]/homes](https://www.airbnb.com/s/[Island-Name]/homes) ; Some location results had to be reassessed to be more accurate

Rank (highest to lowest ratio)	Island	State	From	Crossing	Ferry Boat Type(s)	Population	Pop_source	*AirBnB Listings Count	Population:AirBnBListings
1	Unalaska Island	Alaska	Alaska Marine Highway	Gulf of Alaska	Automobile	5638	https://en.wikipedia.org/wiki/Unalaska_Island	5	1127.6
2	Akutan Island	Alaska	Alaska Marine Highway	Gulf of Alaska	Automobile	1209	https://worldpopulationreview.com/us-cities/akutan-ak-popula	5	241.8
3	Wrangell Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	2401	https://en.wikipedia.org/wiki/Wrangell_Island	12	200.1
4	Shaw Island	Washington	Multiple Points	Puget Sound	Automobile	165	https://www.sanjuanco.com/523/Shaw-Island	1	165
5	Mitkof Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	3364	https://en.wikipedia.org/wiki/Mitkof_Island	21	160.2
6	Chichagof Island	Alaska	Alaska Marine Highway	Gulf of Alaska	Automobile	1342	https://en.wikipedia.org/wiki/Chichagof_Island	11	122
7	Kodiak Island	Alaska	Alaska Marine Highway	Gulf of Alaska	Automobile	13101	https://en.wikipedia.org/wiki/Kodiak_Island	116	112.9
8	Baranoff Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	8532	https://en.wikipedia.org/wiki/Baranof_Island	79	108
9	Prince of Wales Island	Alaska	Revillagigedo Island	Inside Passage	Automobile	4000	https://discoverpowisland.com/communities/	38	105.3
10	Annette Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	1400	https://www.aanativearts.com/annette-islands-reserve	14	100
11	Vinalhaven Island	Maine	Rockland, ME	Penobscot Bay	Automobile	1279	https://en.wikipedia.org/wiki/Vinalhaven,_Maine	17	75.2
12	Vashon Island	Washington	Multiple Points	Puget Sound	Automobile	10624	https://en.wikipedia.org/wiki/Vashon,_Washington	216	49.2
13	Kupreanof Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	785	https://en.wikipedia.org/wiki/Kupreanof_Island	17	46.2
14	Lopez Island	Washington	Multiple Points	Puget Sound	Automobile	2400	https://www.sanjuanco.com/495/Lopez-Island	66	36.4
15	Beaver Island	Michigan	Charlevoix, MI	Lake Michigan	Automobile	657	https://en.wikipedia.org/wiki/Beaver_Island_%28Lake_Michigan	23	28.6
16	San Juan Island	Washington	Multiple Points	Puget Sound	Automobile	6894	https://www.sanjuanisland.org/demographics.html	273	25.3
17	Swan Island	Maine	Bass Harbor, ME	Blue Hill Bay	Automobile	355	https://en.wikipedia.org/wiki/Swan%27s_Island,_Maine	15	23.7
18	North Haven Island	Maine	Rockland, ME	Penobscot Bay	Automobile	417	https://en.wikipedia.org/wiki/North_Haven,_Maine	20	20.9
19	Martha's Vineyard	Massachusetts	Multiple Points	Vineyard Sound	Both	17265	https://en.wikipedia.org/wiki/Martha%27s_Vineyard	840	20.6
20	Drummond Island	Michigan	De Tour, MI	St. Mary's River	Automobile	1012	https://www.point2homes.com/US/Neighborhood/MI/Drummond-Island	52	19.5
21	Peaks Island	Maine	Portland, ME	Casco Bay	Automobile	925	https://www.movingideas.org/peaks-island-me	50	18.5
22	Islesboro Island	Maine	Lincolville, ME	Penobscot Bay	Automobile	583	https://en.wikipedia.org/wiki/Islesboro,_Maine	32	18.2
23	Long Island	Maine	Portland, ME	Casco Bay	Both	234	https://en.wikipedia.org/wiki/Long_Island,_Maine	13	18
24	Orcas Island	Washington	Multiple Points	Puget Sound	Automobile	4900	https://www.sanjuanco.com/922/Orcas-Island	319	15.4
25	Nantucket Island	Massachusetts	Multiple Points	Nantucket Sound	Both	7984	https://worldpopulationreview.com/us-cities/nantucket-ma-population	524	15.2
26	Sugar Island	Michigan	Sault St. Marie, MI	St. Mary's River	Automobile	683	https://en.wikipedia.org/wiki/Sugar_Island_(Michigan)	62	11
27	Ocracoke Island	North Carolina	Multiple Points	Pamlico Sound	Automobile	706	https://www.worldatlas.com/cities/ocracoke-island-north-carolina	79	8.9
28	Kellys Island	Ohio	Multiple Points	Lake Erie	Both	308	https://worldpopulationreview.com/us-cities/kelleys-island-ohio	35	8.8
29	Guemes Island	Washington	Anacortes, WA	Puget Sound	Automobile	689	https://en.wikipedia.org/wiki/Guemes_Island	86	8
30	Anderson Island	Washington	Multiple Points	Puget Sound	Automobile	2416	https://www.movingideas.org/anderson-island-wa/	374	6.5

31	South Bass Island	Ohio	Multiple Points	Lake Erie	Both	763	https://www.cdc.gov/nceh/ehs/docs/nceh_south_bass_island_f	171	4.5
32	Prudence Island	Rhode Island	Bristol, RI	Narragansett Bay	Automobile	278	https://en.wikipedia.org/wiki/Prudence_Island	109	2.6
33	Lummi Island	Washington	Gooseberry Point, WA	Puget Sound	Automobile	905	https://en.wikipedia.org/wiki/Lummi_Island	375	2.4
34	Admiralty Island	Alaska	Alaska Marine Highway	Inside Passage	Automobile	650	https://en.wikipedia.org/wiki/Admiralty_Island	277	2.3
35	Great Diamond Island	Maine	Portland, ME	Casco Bay	Both	77	https://en.wikipedia.org/wiki/Great_Diamond_Island	33	2.3
36	Block Island	Rhode Island	Multiple Points	Block Island Sound	Both	1410	https://en.wikipedia.org/wiki/Block_Island	646	2.2
37	Madeline Island	Michigan	Bayfield, WI	Lake Superior	Automobile	302	https://en.wikipedia.org/wiki/Madeline_Island	160	1.9
38	Washington Island	Wisconsin	Northport, WI	Lake Michigan	Automobile	708	https://washingtonisland.com/washington-island/	466	1.5
39	Chappaquiddick Island	Massachusetts	Martha's Vineyard, MA	Edgartown Harbor	Automobile	179	https://en.wikipedia.org/wiki/Chappaquiddick_Island	125	1.4
40	Chebeague Island	Maine	Portland, ME	Casco Bay	Both	396	https://en.wikipedia.org/wiki/Chebeague_Island,_Maine	338	1.2