

## Sophia Cassam

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**From:** Craig Watson <CraigWatson@hotmail.com>  
**Sent:** Monday, May 16, 2022 7:19 PM  
**To:** Vacation Rental Comments  
**Subject:** Support of a vacation rental permit cap

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We are unable to attend tomorrow's meeting but wanted to share our opinion in support of capping the vacation rental permits on San Juan Island. We are also in support of creating limited "districts" or zoning to restrict where vacation rentals may be permitted, but recognize that is not up for debate at tomorrow's meeting.

We are former licensed vacation rental owners and speak from personal experience as owner/managers as well as neighbors to the rental property. Our rental property and personal property were located on Westcott Bay near the Roche Harbor Resort. While we had many great respectful renters we also had several groups that ignored the guest limit and were not respectful to our neighbors peaceful enjoyment of their homes & beach. We often found that our renters would "maximize" their stay by utilizing all of the amenities as much as possible. Digging clams, kayaking, listening to music on the deck etc. This was pretty much non-stop from May – September. The number of rentals on Westcott Bay increased by ~5x in the 5 years we lived there. Ultimately the bay wound up with a "resort like" atmosphere. Living next to a vacation rental can leave home owners feeling like they live in a commercial district not in a residential neighborhood. We wound up selling both our rental property and our personal property and moving closer to town where the rentals are limited to those properties not connected to town water. Our new neighborhood only has 1 or 2 licensed rentals and has a more residential feel and is a better representation of the island's character.

We realize our statements don't support the current justification ie: removing affordable housing from the community. But we believe our frustrating experience in a neighborhood that was inundated with vacation rentals and our amazing experience in a neighborhood that has an effective limit on rental properties speaks to the issues we will face as an island community if we do not put some sort of cap or limit to the total number of vacation rental properties.

We would be happy to provide additional information if anyone has questions about our experiences as rental owners, rental neighbors, or our decision to sell our rental property and move to a true residential area of the island.

Thanks,  
Craig & Erin Watson