SAN JUAN COUNTY
HEARING EXAMINER

FINDINGS, CONCLUSIONS AND DECISION

Applicant(s):	John and Pam Keffer 4231 Wincroft Court Houston, TX 77069
Agent:	Karen Palmer 47 Marion Place Friday Harbor, WA 98250
File No.:	PCUP00-14-0018
Request:	Conditional Use Permit (CUP)
Parcel No:	463450017
Location:	1817 Mitchell Bay Road San Juan Island
Summary of Proposal:	An application for a conditional use permit to allow vacation rental of a single-family residence.
Land Use Designation:	Rural Residential
Public Hearing:	January 15, 2015
Application Policies and Regulations:	SJCC 18.40.270 Vacation Rentals SJCC 18.80.100(D) CUP Criteria
Decision:	The application is approved subject to conditions.

S.J.C. COMMUNITY
FEB 0 3 2015
DEVELOPMENT & PLANNING

BEFORE THE HEARING EXAMINER FOR THE COUNTY OF SAN JUAN

Phil Olbrechts, Hearing Examiner

RE: John and Pam Keffer Conditional Use Permit (PCUP000-14-0018)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION**

INTRODUCTION

The applicant has applied for approval of a conditional use permit for the vacation rental of a three-bedroom residence. The application is approved with conditions.

TESTIMONY

Julie Thompson, San Juan Community Development and Planning, summarized the proposal.

Karen Palmer, agent, testified she was present to answer questions.

EXHIBITS

Ex. 1: Staff report
Ex. 2: Application materials

FINDINGS OF FACT

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Procedural:

1. Applicant. The applicants are John and Pam Keffer.

2. Hearing. The Hearing Examiner conducted a hearing on the subject application on January 15, 2015 at 10:00 am at Key Bank, Friday Harbor.

Substantive:

3. Site and Proposal Description. The applicant proposes the vacation rental of a three bedroom single family home located at 1817 Mitchell Bay Road, San Juan Island. On-site parking is available for at least five automobiles. No outdoor advertising or food service is proposed. There is no accessory dwelling unit ("ADU") on site.

4. Characteristics of the Area. The surrounding neighborhood is rural residential in nature.

5. Adverse Impacts of Proposed Use. There are no adverse impacts resulting from the proposed use. As conditioned, the proposed use should not interfere with the residential use of neighboring properties. Noise must be kept to a minimum and a 24-hour phone number must be provided in case problems arise. Since no exterior alterations are proposed and no change in use, the proposal is not incompatible with any airport activity.

CONCLUSIONS OF LAW

Procedural:

1. Authority of Hearing Examiner. The hearing examiner is authorized to conduct hearings and issue final decisions on conditional use permit applications. San Juan County Code ("SJCC") 18.80.020 Table 8.1; 18.80.100(C).

Substantive:

2. Zoning Designations. Rural Residential

3. Permit Review Criteria. Table 3.2, SJCC 18.30.040 authorizes vacation rentals in the rural residential district as a conditional use. SJCC 18.80.100(D) governs conditional use criteria. SJCC 18.80.100(D)(8) requires compliance with the performance standards of Chapter 18.40 SJCC. SJCC 18.40.270 contains detailed standards for vacation rentals. The criteria for conditional use permits (SJCC 18.80.100(D)) and vacation rentals (SJCC 18.40.270) are quoted below and applied through corresponding conclusions of law.

Vacation Rentals of Residences Criteria

SJCC 18.40.270(A): *No more than three guests per bedroom shall be accommodated at any one time.*

4. The project is conditioned to limit the total number of guests to three per bedroom.

SJCC 18.40.270(B): *The vacation rental of a principal residence or accessory dwelling unit shall be operated in a way that will prevent unreasonable disturbances to area residents.*

5. The conditions of approval of the permit have been imposed to prevent any unreasonable disturbances. These conditions limit the number of guests; require posting of rules of conduct which specifically mention prohibition of trespassing and identifying property lines; require provision of a 24-hour contact phone number to

neighbors in case problems may arise; and require maintenance of a written log of complaints.

SJCC 18.40.270(C): *At least one additional off-street parking space shall be provided for the vacation rental use in addition to the parking required for the residence or accessory dwelling unit.*

6. There are no parking standards in the San Juan code for single-family residences in the Rural Residential district.

SJCC 18.40.270(D): *If any food service is to be provided the requirements for a bed and breakfast residence must be met.*

7. No food service is proposed in the application.

SJCC 18.40.270(E): *No outdoor advertising signs are allowed.*

8. No outdoor advertising is proposed.

SJCC 18.40.270(F): *The owner or a long-term lessee may rent either the principal residence or the accessory dwelling unit on a short-term basis (vacation rental), but not both.*

9. There is no accessory dwelling unit.

SJCC 18.40.270(G): *Where there are both a principal residence and an accessory dwelling unit, the owner or long-term lessee must reside on the premises, or one of the living units must remain unrented.*

10. There is no accessory dwelling unit.

SJCC 18.40.270(H): *In all activity center land use districts, rural residential, and conservancy land use districts, the vacation rental of a residence or accessory dwelling unit may be allowed by provisional ("Prov") permit only if the owner or lessee demonstrates that the residence or accessory dwelling unit in question was used for vacation rental on or before June 1, 1997. When internal land use district boundaries are adopted for an activity center, this provision will apply to VR and HR districts but not to the activity center in general.*

11. Not applicable because the proposal is the first vacation rental of the premises.

SJCC 18.40.270(I): *Vacation rental accommodations must meet all local and state regulations, including those pertaining to business licenses and taxes.*

12. This will be required as a condition of approval.

SJCC 18.40.270(J): *Owners of vacation rentals must file with the administrator a 24-hour contact phone number.*

13. This will be required as a condition of approval.

SJCC 18.40.270(K): *The owner or lessee of the vacation rental shall provide notice to the tenants regarding rules of conduct and their responsibility not to trespass on private property or to create disturbances. If there is an easement that provides access to the shoreline, this shall be indicated on a map or the easement shall be marked; if there is no access, this shall be indicated together with a warning not to trespass.*

14. This will be required as a condition of approval.

SJCC 18.40.270(L): *Detached accessory dwelling units established under SJCC 18.40.240 cannot be separately leased or rented for less than 30 days.*

15. There is no accessory dwelling unit on the property.

Conditional Use Permits – Criteria for Approval

SJCC 18.80.100(D)(1): *The proposed use will not be contrary to the intent or purposes and regulations of this code or the Comprehensive Plan;*

16. The proposal is consistent with the SJCC for the reasons stated above. The proposal is consistent with the San Juan County Comprehensive Plan, which provides that vacation rentals should be classified as residential uses and subject to standards similar to those that apply to hospitality commercial establishments. See Land Use Element, Section 2.2A(10). The detailed standards adopted into the SJCC for vacation rentals provide protections to residential uses that are more detailed than those typically associated with hospitality establishments located in residential areas.

SJCC 18.80.100(D)(2): *The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located;*

17. The proposal will not alter the exterior appearance of the home, which is a single family home and is thus compatible and appropriate in design, character and appearance with the surrounding single family homes and applicable goals and policies thereto. The criterion is satisfied.

SJCC 18.80.100(D)(3): *The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;*

18. Mitigation measures for vacation rental impacts, such as noise and trespassing, have been added as conditions of approval. Therefore, the use, as conditioned, should not cause significant or unreasonable adverse impacts on neighbors or surrounding environment.

SJCC 18.80.100(D)(4): *The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;*

19. The property will continue to appear and function in a manner similar to the existing use with no significant adverse impacts, and further similar requests will not produce significant adverse impacts to the environment.

SJCC 18.80.100(D)(5): *The proposal will be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities;*

20. The proposal is in an existing development and according to staff has been shown to meet these requirements.

SJCC 18.80.100(D)(6): *The location, size, and height of buildings, structures, walls and fences, and screening vegetation associated with the proposed use shall not unreasonably interfere with allowable development or use of neighboring properties;*

21. There will be no alteration to location, size, or any other "outside" feature of the existing property, so no new interference should occur as a result.

SJCC 18.80.100(D)(7): *The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood;*

22. According to the staff report, the pedestrian and vehicular traffic associated with the use will not be hazardous to the neighborhood and there is nothing in the record to suggest anything to the contrary. The criterion is satisfied.

SJCC 18.80.100(D)(8): *The proposal complies with the performance standards set forth in Chapter 18.40 SJCC;*

23. As conditioned, and discussed above, the proposal will be in compliance with SJCC 18.40.270.

SJCC 18.80.100(D)(9): *The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70.547); and*

24. Since no exterior alterations or changes in use are proposed, the proposal does not create any compatibility problems with any airport or airfield.

SJCC 18.80.100(D)(10): *The proposal conforms to the development standards in Chapter 18.60 SJCC.*

25. As an existing development site, the proposal is consistent with Chapter 18.60 SJCC.

DECISION

The application is approved as conditioned below. As conditioned below, the proposal is consistent with all the criteria for a conditional use permit:

1. The 3-bedroom vacation rental shall be operated as described in the application materials except as modified by these conditions.

2. The residence may be rented as a single unit on a short term basis for periods less than 30 days. A maximum of nine guests shall occupy the residence at any one time.

3. Prior to operation, evidence shall be presented to the Department of Community Development that the driveway has been approved for emergency vehicle access.

4. The vacation residence shall be operated in a way that will prevent unreasonable disturbances to area residents. To this end, the applicant shall:

    A. Provide copies of this decision to property owners within 300 feet of the subject property, along with a 24-hour local contact phone number, so that complaints can be dealt with in a timely manner. A log of complaints shall be kept by the contact.
    B. Prominently mark the boundaries of the subject property so that it is clearly evident to guests where those boundaries are.
    C. Provide notice to the tenants regarding rules of conduct and their responsibility not to trespass on private property or create disturbances. If there is an easement that provides access to the shoreline, this shall be indicated on a map or the easement shall be marked; if there is no access, this shall be indicated together with the warning not to trespass.
    D. Provide copies to the Department of Community Development of the rules of conduct and the 24-hour local contact phone number.

5. No food service is to be provided. No outdoor advertising signs are allowed. Adequate parking is required which is one space per bedroom, for three spaces.

6. The rental must meet all local and state regulations, including those pertaining to business licenses and taxes.

7. No use of the property shall be made that produces unreasonable vibration, noise, dust, smoke, odor or electrical interference to the detriment of adjoining properties.

8. Written rules of conduct shall be submitted to Department of Community Development before rentals commence. Said rules shall also be sent to all property owners within 300 feet of the property boundaries.

9. Since the County is not a party to private covenants, it is not in a position to enforce private covenants between property owners that may prohibit use of a residence as a vacation rental. However, issuance of a permit for a vacation rental does not license the owner to violate private restrictions.

10. If the conditions of approval are not complied with, the resulting impacts may change a typical residential area to one with frequent incidents of trespass, noise, and traffic from strangers who have no investment in maintaining civil relations with neighbors. For this reason, it is emphasized that failure to comply with conditions of approval is grounds for revocation of this permit.

11. Upon determination by the Director of the Department of Community Development that any condition listed above has been violated, following issuance of a Notice of Violation, the Director may, in addition to his other code enforcement remedies, revoke the conditional use permit.

Dated this 30th day of January, 2015.

Phil A. Olbrechts

County of San Juan Hearing Examiner

Effective Date, Appeal Right, and Valuation Notices

Hearing examiner decisions become effective when mailed or such later date in accordance with the laws and ordinance requirements governing the matter under

consideration. SJCC 2.22.170. Before becoming effective, shoreline permits may be subject to review and approval by the Washington Department of Ecology pursuant to RCW 90.58.140, WAC 173-27-130, and SJCC 18.80.110.

This land use decision is final and in accordance with Section 3.70 of the San Juan County Charter. Such decisions are not subject to administrative appeal to the San Juan County Council. See also, SJCC 2.22.100.

Depending on the subject matter, this decision may be appealable to the San Juan County Superior Court or to the Washington State Shorelines Hearings Board. State law provides short deadlines and strict procedures for appeals, and failure to timely comply with filing and service requirement may result in dismissal of the appeal. See RCW 36.70C and RCW 90.58. Persons seeking to file an appeal are encouraged to promptly review appeal deadlines and procedural requirements and consult with a private attorney.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.