

Erika Shook

From: Kangaroo House B&B <innkeeper@kangaroohouse.com>
Sent: Saturday, March 4, 2017 1:02 PM
To: Rick Hughes; Erika Shook
Subject: Concern about Vacation Rental changes
Attachments: 2017-03-01_DCD_Shook_CC-1st_Touch_Vac_Rental_3-06_mtg.pdf

Hi Rick and Erika,

There are many things that are progressive and positive about the proposed changes in the March 1st memo, on how the county manages vacation rentals and we applaud and appreciate all your work and efforts to address affordable housing and availability of long term rental housing.

In the last year and a half we have seen long term rentals disappearing at an alarming rate in our North Beach Neighborhood. Our good friends and workers find it harder and harder to find a place to live in Eastsound and on the island. We know of 3 and 4 families living in a single family residence.

There is one proposed change, which may have been well intentioned, but will act as a huge, huge loop hole, allowing considerably more vacation rentals than ever before in Eastsound and all Urban Growth Areas.

By removing the general requirements applied to *all vacation rentals* which state today that *in all areas* the property owner must reside in the principal residence or accessory dwelling unit, rent to a long term renter or otherwise leave one unit unrented and by specifying this only for rentals outside the UGA, this new language will place no restrictions on vacation rentals within the UGA which is where we in Eastsound have seen the biggest loss of long term rentals.

That small omission will mean more and more long term rentals will be converted to vacation rentals in the UGA neighborhoods where most of the rental stock is.

Example: If someone (and there are dozens of these in Eastsound) owns a house today in Eastsound Residential where they live themselves with a mother-in-law unit in the basement and a detached ADU, they could apply for a permit to rent one vacation rental, and the other 2 units would have to be long term rentals used by themselves or some other kind of allowed use. If this new language is in place, they could live off island and legally have 3 vacation rentals, and of course many property owners would love to do just that. I am sure this is not what is intended.

I urge the planning department and the council to keep these bullet points that maintain the current language for vacation rentals within the UGAs. Or make the proposed changes for outside the UGAs apply to all areas including the UGAs. If we want to make more opportunities for our local year around residents to live and work in town, we cannot open up the floodgates for properties in the UGAs which is the majority of residences on Orcas to convert to vacation rentals.

Please keep the following existing language applied to all vacation rentals including those in the UGAs:

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.

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.

If it is allowed in Monday's council meeting, I would appreciate it if my comments above could be read to the council.

Respectfully,

Charles Toxey

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For some history, see below another recent, well-intentioned change which has had far-reaching negative effects on long term rental stock in Eastsound. It has hastened the conversion to vacation rentals. By calling vacation rentals a residential use rather than commercial, just about every residential area in Eastsound is being strongly tempted to convert to vacation rentals. Moving forward, let's protect and encourage long term rentals in the UGA.

12. The proposed amendments to the Existing Subarea Plan are consistent with and support the implementation of this policy by amending the existing Plan so that short-term rental of residences or ADU's become a residential use rather than a commercial use. This is consistent with Section B, Element 2.2.A(10) of the County Comprehensive Plan:

Vacation rental (short-term. i.e. of less than thirty days) of a principal, single-family residential unit or an ADU should be subject to standards similar to those for hospitality commercial establishments but should be classified as a residential use for purposes of land use regulation.