

Erika Shook

From: Ingrid Gabriel
Sent: Thursday, January 14, 2021 10:18 AM
To: DL - Council
Subject: FW: Potential vacation rental moratorium

-----Original Message-----

From: Juniper Lane Guest House <info@juniperlaneguesthouse.com>
Sent: Tuesday, January 12, 2021 1:49 AM
To: San Juan County Council <councilvm@sanjuanco.com>
Subject: Potential vacation rental moratorium

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Council members,

I'm writing in support of a temporary moratorium on new vacation rental permits being issued in San Juan County.

I believe we need to re-address how often permits are allocated and the process of determination. When the rules were first written, it was unforeseen what the impact of online "home sharing" corporate platforms would be. The incentive is undeniably strong for the selling agents to promote it, and, for the purchaser of a new property here, to invest in a home, and make it a vacation rental.

We don't have to look far to see examples of popular tourism destinations where this has been exploited by investors and has made it next to impossible to find a long term rental. Then businesses can't find employees because there is nowhere for lower income bracket earners to live, and it adversely effects the real estate market for the people that actually want to live here and contribute to the community and economy.

Never ending growth and over tourism are not sustainable if we want to live in a vibrant community that has economic diversity, generational families, and enough people socially invested in all of the things aside from the geography that make living here great! We have to approach it with balance, it will not be easy but it is possible. Taking a pause and considering the peak season legally permitted lodging options vs. what our infrastructure can support is something that should be considered in the planning process.

It is not lost on me that the many people that come and stay in a vacation rental contribute to our economy and that helps create jobs and has attracted so many wonderful people that eventually move here. I was born here and I have been able to purchase property and stay on the island and raise my now 6 year old son. I have made a living from being an innkeeper and vacation rental owner for the last 17 years. I understand capitalism and do not base my opinion on a potential vacation rental moratorium because of fear of competition, it comes from caring for the holistic health of the islands and the next generations.

Sincerely,

Juniper Maas

owner/innkeeper

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.juniperlaneguesthouse.com%2F&data=04%7C01%7Cingridg%40sanjuanco.com%7Ced04132a692943313e7008d8b8b8ca3c%7Cbd5cf4491cad49e7bfdc7020ade>

c67d3%7C1%7C0%7C637462451083326791%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzli
LCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=0
info@juniperlaneguesthouse.com
#360-378-7761