

Erika Shook

From: Jan Alderton <janetmalderton@gmail.com>
Sent: Friday, February 19, 2021 5:05 PM
To: Council Public Comment
Subject: Vacation Rental Moratorium

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Dear County Councilors Cindy Wolfe, Christine Minney, and Jamie Stephens,
Thank-you for voting to enact a temporary moratorium on short-term vacation rentals in our county.

I favor extending the moratorium so that changes to the regulations can be carefully considered in order to reduce the negative impacts of concentrated clusters of short-term rentals on neighborhoods and our environment.

We are in a time of transition caused by the Covid-19 pandemic.

More people who used to commute to central working sites are choosing to work remotely. Many of these changes may be permanent.

Since our county's rollout of high-speed fiber optic cable and LTE transmission installations, the option to live year-round in San Juan County and work remotely is likely to be embraced by an increasing proportion of people.

<https://www.govexec.com/workforce/2021/02/remote-work-revolution-will-be-bigger-we-think/171761/>

Our county will not need to rely as much on seasonal visitors as its major economic engine.

Seasonal visitors will still be important, but the economy will be able to be more evenly sustained throughout the year, if more people work remotely.

Businesses will benefit from a more even year-round pattern of income.

Average county income would likely rise.

The San Juan County Builders' Association is arguing that extending the moratorium on short-term rentals would be bad for their business. I disagree. It is currently very difficult to find skilled building trades people in our islands. I do not think the data support the idea that short-term rentals are essential for a thriving building trades economy in our county.

I have never rented my home since moving here in 2005.

Homes deteriorate naturally, and my poorly-built owner-built home has required major repairs totalling more than \$400,000. A few obvious repairs, such as replacing rotting decks and improving the ventilation system led to the discovery of major structural problems caused by poorly-installed exterior decorative stone that wicked water into the structural elements of my house.

During the reconstruction, I chose to remodel my kitchen. One thing leads to another.

The second law of thermodynamics dictates that structures will deteriorate over time. People will build new homes and repair or upgrade older ones. The building trades in San Juan County are secure without a constant increase in the number of short-term rentals.

I strongly feel that our island communities will be better with a stable number of short-term rentals.

I feel that owner-occupied rentals are completely different from short-term rentals that have absent ownership.

With an owner living on-site, a rental will have, on average, many fewer negative impacts such as noise or unattended outdoor fires.

Thank-you for your attention,

Janet Alderton
Deer Harbor
Orcas Island