

## Erika Shook

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**From:** Scott Simpson <scottmsimpson@gmail.com>  
**Sent:** Monday, February 22, 2021 10:51 PM  
**To:** Council Public Comment  
**Subject:** Vacation Rental Moratorium

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To: City Council

I read through your proposed VR moratorium and I am very displeased with what was written. It sounds like a group of angry old people throwing around subjective terms (e.g. "overtourism", "impact on the environment", etc) and not a fact-based document addressing a specific and well-documented issue.

If 'overtourism' is found to be an issue, which I sincerely feel we are still far from, then all residents, friends, visitors, campers, etc will impact the environment, not just VR's.

There is ZERO evidence that year-round housing squeeze is being impacted by VR's. A waterfront home won't get rented out on a full-time basis, nor would it be affordable to folks who need to rent and can't afford to buy. In fact, only 7% of county homes are VR's... 36% are vacant homes and 37% owner-occupied. If VR's are diminished, it will simply lead to more VACANT homes (i.e. less tourism dollars flowing into the county)... not one of those would be flipped into a year-round rental. Not one.

Cindy Wolf's letter which references a "study from May 2000" discussing Nantucket, Martha's Vineyard, Aspen, etc yet there is not one single mention about VR's... so how exactly does this inform the VR Moratorium?!

Real world impact: Hasn't the rental application number gone DOWN since COVID? Also, hasn't it been too soon to see the full impact from the most recent regulations which went into effect in 2018?

MY SUGGESTION: **Retract the moratorium!**

This VR Moratorium is a blunt instrument that was implemented in a rushed manner and will take too much of the Planning Staff's focus and resources for too long. In addition, this is not what we should be focused on during a Pandemic which has hamstrung our local businesses and residents. County resources and staffing should be used for economic recovery, COVID vaccinations and testing, and the Comprehensive Plan revision.

*"Overtourism": Stop scapegoating VRs for overall tourism issues.* Return to the process begun with the Tourism Master Plan and include VR owners in the process.

*Regarding VRs: set a maximum of 50 new permit applications for 2021.* Deal with the 360 non-compliant VR permits, allow the 2018 restrictions to show positive effects, and educate residents about the changes that have been made to support neighborhoods. In the meantime, work through the proper process (with the Planning Commission and the Planning Staff) to deal with specific issues that remain.

Thank you.  
Scott & May Simpson

233 Sunset Ave, Eastsound WA