

## Adam Zack

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**From:** VALERIE JUSELA <vjusela@mac.com>  
**Sent:** Thursday, July 15, 2021 11:00 AM  
**To:** Erika Shook; Sheila Gaquin; Vacation Rental Comments  
**Subject:** Vacation Rental Comments/Expanding Short term rental moratorium  
**Attachments:** Julie Thompson\_SJC Dept Land Use\_Planning\_VR Permit LANDUSE 21 0084.pdf

**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.

Hello Sheila, Erika and members of the Planning Commission,

I am attaching a letter that I forwarded to the SJCC members regarding short term vacation rentals. This letter was originally sent to Julie Thompson requesting denial of a vacation rental permit on Buck Mountain that is located within the Buck Mountain Owners Association. A copy of my email to the SJCC is also included at the bottom of this page. Jamie Stephens responded to my email but instead of granting my request he suggested that "A faster and simpler solution is for your HOA's (Buck Mtn and Eagle Ridge) to restrict VR's." Jamie's bio states that he manages commercial and residential real estate on Lopez. I believe that he would be familiar with WA State law for HOA's and know that the law requires 100% of the members to approve a new CC&R eliminating vacation rentals. That won't happen because the county has already allowed vacation rentals to populate within private HOA developments. Approving a new CC&R limiting new permits in an HOA would depend on what the governing documents state is needed for approval. Generally, 80% of the members would have to vote approve a new CC&R. This process is neither faster nor simpler than having the San Juan County Council impose an immediate moratorium for vacation rental permits in Buck Mountain Owners Association and Eagle Ridge Owners Association.

I also virtually attended the SJCC meeting on June 15th to encourage the Council Members to expand the current moratorium. I was not successful.

I am reaching out to all of you in the hope that you would be supportive of prohibiting vacation rental permits in HOA's and possibly all rural residential areas where roads are private and water supply for fighting fires is limited.

Please let me know if you have any questions or need additional information.

Sincerely,

Valerie A. Jusela  
Orcas Island  
[vjusela@mac.com](mailto:vjusela@mac.com)

Email to SJCC Members  
June 9, 2021

Dear Council Members,

I am forwarding to you a letter that I sent to Julie Thompson regarding vacation rental permit LANDUSE-21-0084. My understanding from my conversation with Julie on Monday, July 7th, is that she is limited by the current regulations on vacation rentals as to what she can do to deny or regulate this permit.

I am requesting that you work with her to deny this application and place an emergency moratorium on vacation rental permits on the Buck Mtn Plats which would cover Buck Mountain Owners Association (BMOA) and Eagle Ridge Owners Association (EROA). My letter details the reasons why I am requesting this emergency moratorium. I am deeply concerned for the safety of the residents that live on the Buck Mtn Plats (BMOA and EROA) as well as visitors safety.

Please let me know if you have any questions about the information that I have included in my letter or need additional information.

Sincerely,

Valerie A. Jusela





I attended the March 9<sup>th</sup> SJCC meeting and read a letter that I submitted to them outlining these issues. I have done more research since then so this letter is more comprehensive as to the risks involved on Buck Mountain Plats (BMOA and EROA).

I have met with Christine Minney with another resident from San Juan Island, Wendy Gaster Tillman, to discuss these issues and have had a conversation with Cindy Wolf when I sent my letter to her that I read on March 9<sup>th</sup> when I attended the meeting on vacation rentals.

Due to the lack of regulation to protect the individuals and families that are renting these properties as well as the owners of properties in BMOA and EROA on the roads and in case of a fire (possibly uncontrollable), I am requesting that this application for approval be denied. There are lives at risk and financial risk to San Juan County as well as individual property owners.

Sincerely,



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