

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Monday, December 6, 2021 9:54 AM  
**To:** Vacation Rental Comments  
**Subject:** FW: Comments on Vacation Rental Permit Moratorium

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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**From:** Debbi Fincher <[debbifincher@icloud.com](mailto:debbifincher@icloud.com)>  
**Sent:** Monday, December 6, 2021 9:49 AM  
**To:** Community Development <[cdp@sanjuanco.com](mailto:cdp@sanjuanco.com)>  
**Cc:** Christine Minney <[christinem@sanjuanco.com](mailto:christinem@sanjuanco.com)>; Jamie Stephens <[jamies@sanjuanco.com](mailto:jamies@sanjuanco.com)>; Cindy Wolf <[cindyw@sanjuanco.com](mailto:cindyw@sanjuanco.com)>  
**Subject:** Fwd: Comments on Vacation Rental Permit Moratorium

You don't often get email from [debbifincher@icloud.com](mailto:debbifincher@icloud.com). [Learn why this is important](#)

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Good morning! I was looking at the public comment section of the Vacation Rental Moratorium and didn't notice my comment listed. It asked us to reach out to you:) So here is a little of the email comments I had, but I also called in and asked the council not to handle this issue with a blanket VR moratorium for reasons listed.

I work for a local family business who relies on homeowners to offer their home for a vacation rental. As you might imagine, the inventory changes throughout the year, some families choose to stop renting out their properties for various reasons, however, if this moratorium is placed across the board, this business can't get new families that are interested in filling those inventory slots that are no longer in the system.

My understanding is annually it's 5-8 VR permits that change for this business, so if you put this moratorium into effect, they will lose the opportunity to fill those VR homes in their inventory that choose to no longer use their VR permit. They aren't just adding more and more VR permits, but "swapping out" for those that are no longer in use for whatever reason. This blanket moratorium doesn't take into consideration how the market fluctuates and the negative economic impact it will have on contributing responsible family run businesses on SJI. Many neighborhoods already have CC&R to limit the amount of VR or prohibit them altogether. I live in such a neighborhood. I understand there are areas on Orcas and maybe even Lopez that need more support with VR caps, but putting a blanket moratorium across the county isn't necessary or fair.

Let the new rules that were passed in 2018 keep working. Thank you, Debbi

Begin forwarded message:

**From:** Debbi Fincher <[debbifincher@icloud.com](mailto:debbifincher@icloud.com)>

**Subject: Re: Comments on Vacation Rental Permit Moratorium**

**Date:** February 19, 2021 at 6:38:48 PM PST

**To:** Christine Minney <[christinem@sanjuanco.com](mailto:christinem@sanjuanco.com)>

Thanks Christine!

Sent from my iPhone

On Feb 19, 2021, at 3:56 PM, Christine Minney <[christinem@sanjuanco.com](mailto:christinem@sanjuanco.com)> wrote:

Debbie-

I hear your concerns and I am quite willing and have been listening to concerns from all sides of the issue. As you may know, the county is midway through the long overdue Comp Plan Update that has just stepped into assessing the Land Use element, including vacation rentals as a topic. The Planning Commission (as knowledgeable advisors to the Council) have made recommendations to the Council as to regulations to consider for VR's with a 20 year vision. More importantly in this case, the PC recommended that the Council establish a moratorium when we stepped into that particular element of the Comp plan at the beginning of this year.

I will attach the Planning Commission meeting video as well as the minutes of that particular meeting for you to reference and understand how we got to where we are today.

Christine Minney

<https://media.avcaptureall.com/session.html?sessionid=6ed30994-4948-4d23-addb-618b692c511b&prefilter=30,5840> Video of the meeting

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**From:** Debbi Fincher <[debbifincher@icloud.com](mailto:debbifincher@icloud.com)>

**Sent:** Friday, February 19, 2021 3:29 PM

**To:** Jamie Stephens <[jamies@sanjuanco.com](mailto:jamies@sanjuanco.com)>

**Cc:** Christine Minney <[christinem@sanjuanco.com](mailto:christinem@sanjuanco.com)>; Cindy Wolf

**Subject:** Re: Comments on Vacation Rental Permit Moratorium

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I believe they need to keep adjusting their inventory, so this limits those options. They have sold a house recently and are buying another one, and they work with new clients (homeowners) that want to rent out their properties. Would that not impact them with this recent ruling? Are they unable to get new VR permits?

I certainly don't have all the answers, but I know they are concerned and feel this will impact their ability to adapt and grow their business.

I know they also will lose jobs for housekeepers if they can't acquire more rentals. I think this issue is more complicated than just these issues, so I respectfully ask that you listen to everyone's concerns and work together to make creative and sustainable solutions for our tourism-driven economy. The moratorium in effect until July 13 sounds harsh, especially in these challenging times.

I can't say I even know the top concerns from the county council to push this moratorium through. Is that listed somewhere? I do agree we have issues to address with housing needs. I'm not sure this moratorium is the best approach.

Thank you.

On Feb 19, 2021, at 2:01 PM, Jamie Stephens  
<[jamies@sanjuanco.com](mailto:jamies@sanjuanco.com)> wrote:

Thank you Debbi:

Thank you for taking the time to write. I am not sure how your friends will be negatively impacted. The moratorium is only on new permit applications. Existing legal VR's can continue operating as usual.

Regards,

Jamie Stephens

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

From: Debbi Fincher <[debbifincher@icloud.com](mailto:debbifincher@icloud.com)>

Sent: Friday, February 19, 2021 12:26 PM

To: Christine Minney <[christinem@sanjuanco.com](mailto:christinem@sanjuanco.com)>; Cindy Wolf <[cindyw@sanjuanco.com](mailto:cindyw@sanjuanco.com)>; Jamie Stephens <[jamies@sanjuanco.com](mailto:jamies@sanjuanco.com)>

Subject: Comments on Vacation Rental Permit Moratorium

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Dear San Juan County Council,

I want to encourage you to have many more conversations with local homeowners and business owners and be willing to find solutions to this situation besides an all-out moratorium on Vacation Rental Permits.

While our family doesn't own any vacation rental properties/opportunities, I do work for a local family business, and I understand how this will negatively impact their business. These are hardworking community members that "keep the light on" year-round, making our islands richer in services, amenities, and growth.

I'm asking you to be open to compromise and finding solutions to our growing island problems around housing of all kinds. Slapping a moratorium on this issue until July 13, 2021, seems very harsh and unfair, especially to those whose livelihoods are intertwined in vacation rental properties in a tourism economy.

I hope you will find creative and sustainable solutions by working together and listening to one another, not just shutting

down the perceived problem.

Thank you.

Debbi Fincher

<PC November meeting Minutes.pdf>