

San Juan County Code (SJCC) 18.40.275

# **Planning Commission Vacation Rental Cap Findings Public Hearing**

San Juan County Planning Commission

February 18, 2022

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Department of Community Development

# Purpose

To hear public testimony on the Planning Commission's findings regarding their October 15, 2021, recommendation on an:

**ORDINANCE ESTABLISHING A CAP ON PERMITS FOR VACATION RENTAL OF RESIDENCES OR ACCESSORY DWELLING UNITS (ADUS); AMENDING SAN JUAN COUNTY CODE (SJCC) 18.40.275**

# Outline

1. Background
2. Public Testimony
3. Deliberations
4. Establish findings

# Background

October 15, 2021: Planning Commission made a recommendation on vacation rental permit caps countywide and by island:

*The County Council sets the limit on vacation rentals at 650 permits for a period of five years following the adoption of the proposed ordinance. This is the number of permits that were compliant as of July 31, 2021.*

- *229 for San Juan Island*
- *334 for Orcas*
- *85 for Lopez*
- *2 for Other Islands*

# Findings

- No findings were established at the October 15 hearing, making the recommendation incomplete
- Findings are required by San Juan County Code 2.20.070. Must be issued at a public hearing
- Purpose of findings: provide background and reasoning for recommendation
- Documented findings clarify how the Planning Commission arrived at the recommendation

# Draft Findings

The Planning Commission agreed on draft findings at the meeting on September 17, 2021:

1. The San Juan County Comprehensive Plan acknowledges the difficulty in finding local housing that is affordable for a variety of incomes and establishes a policy to promote fair and equal access to housing opportunities for all persons;
2. The growth in the number of entire property vacation rentals leads to the partial conversion of long-term rentals to short-term rentals and an increase in rental and sales prices for properties;
3. San Juan County recognizes the financial benefits of vacation rentals to individual property owners and wishes to support the owners of all vacation rental properties that are compliant with County regulations;
4. San Juan County recognizes that all existing compliant permits remain valid and are not affected by this limit on permits.

# Findings

## Options:

- Use September 17 draft findings
- Alter or add to September 17 draft findings
- Develop new findings

Note: findings should support and provide background for the October 15, 2021, recommendation

# Next Steps for VR Permit Cap

1. Staff briefing to Council on draft ordinance based on Planning Commission findings, conclusions, and recommendations [**First touch**]
2. Staff briefing on changes to or questions about draft ordinance resulting from previous discussion [**Second touch**]
3. Council sets public hearing on proposed vacation rental permit cap ordinance [**Third touch**]
4. Council holds a public hearing
5. Council adopts a code amendment ordinance



# Public Comments

Email:

[VRComments@sanjuanco.com](mailto:VRComments@sanjuanco.com)

Mail:

Department of Community Development  
PO Box 947  
Friday Harbor WA 98250

View all comments on the project  
webpage:

<https://www.sanjuanco.com/1826/>

# Public Testimony