

Sophia Cassam

From: Judi Watson <capricorn8@centurytel.net>
Sent: Saturday, March 12, 2022 7:38 PM
To: Vacation Rental Comments; Community Development
Subject: FW: Vacation Rental at 84 Church Lane

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San Juan County Vacation Rentals,

I was sent a copy of this correspondence and would like to make an additional comment for clarification. My husband, Robin and I are owners of a section of the county's named (Eastern) Bartel Road. Church Lane is not "grandfathered" to connect to Barbary Road. North Shore Retreat is still in the process of completing their access road parallel to Barbary Road per Short Plat. Complications have arisen with new property owners this last winter. Barbary Road and east of the intersection of Bartel Road private property owners have given permission for them to use our road temporarily for building purposes. "Temporarily" has extended to "Prescriptive rights" for one owner of Church Lane because there have been multiple sales of properties. Donald Storms and Paige C. Wager's property only has legal access per North Shore Retreat's Short Plat and their road has not yet been constructed and we are patiently waiting. We feel that a vacation rental permit should not be allowed until their road can be utilized for access to another outlet other than our borrowed road. Our generosity is limited. San Juan Title Company knows the story.

Thank you,

Robin and Judi Watson
1105 Terrill Beach Road
Eastsound, WA 98245

360-376-4966

From: Sarah Lefton [mailto:sarah@sleepingsea.com]
Sent: Saturday, March 12, 2022 4:05 PM
To: dcd@sanjuanco.com
Cc: Shana Lloyd; Judi Watson
Subject: Vacation Rental at 84 Church Lane

To San Juan County Community Development,

This is regarding the application by our neighbors to acquire a vacation rental permit (Land Use-21-0218) on their property at 84 Church Lane, Eastsound.

I would like to bring to light that the access road to get to their home and place of the vacation rental business is across private property on a private road. Bartel Rd is owned by 5 properties, of which my home, 975 Bartel, is part. There are 5 additional homes past Bartel that use our road as entry to Church and Barbary Lane. These properties do not have deeded access to Bartel Rd. It is only through informal use over many years that their access has become "grandfathered." The recently purchased property at 84 Church Lane should not be allowed to have their vacation rental guests, who would be strangers to me, cross my private property. I am not comfortable with opening access to complete strangers.

In the past 10 or so years as the population and popularity of Orcas has grown, traffic on Bartel Rd has increased in kind. Even with yearly maintenance by an excavating contractor, the gravel is degraded with potholes after only a couple months. Bartel was never designed for the amount of vehicle traffic using it now. The majority of vehicles using Bartel Rd are affiliated with the non-ownership parcels (because there are more homes there), some of which have full time rentals and run businesses from their locations. These vehicles traverse all of Bartel Rd. In contrast, the east Bartel residents such as myself, use only a small section. Though road maintenance is divided equally between all parcels, the easternmost Bartel owners bear an unfair share of the burden.

A vacation rental would only add to the negative impact of vehicle traffic on Bartel Rd from Terrill Beach Road. I must stress the impact this has on my enjoyment and privacy at my home at 975 Bartel. Entering vehicles pass close to my house and can be heard (speeding faster than the posted 10mph) throughout the day. In the summer it kicks up dust, in the winter it contributes to potholes. This is a sensitive section of road with environmental implications. The south side borders protected wetlands. A water shed passes through my property and under this roadway. Bartel is very narrow and can only be used by one car going in one direction. If oncoming cars approach, someone has to back up and out of the way. It is really quite inconvenient and presents a serious danger when uninitiated drivers, especially tourists, who are not skilled drivers on a challenging, inadequate dirt country road such as ours.

Finally, it should be noted that Terrill Beach Cove, where my property is located, is private property. 84 Church Lane does not have beach rights. It is common for VR guests to ignore property boundaries and this will have a negative impact on the waterfront owners. As a waterfront owner, I do not appreciate having to enforce boundaries or report trespassing. All neighbors agree that added tourist presence and the resulting coming and goings by unknown persons, road congestion, noise, etc.. will negatively impact the peace and safety of our entire neighborhood. I have had a VR permit since 2003 and am very selective about renting, which I do only about 2 months of the year. 975 is also my personal home. As such I am invested in the quality of the neighborhood. The property at 84 Church Lane was purchased as a commercial investment to serve tourists and should not be allowed in this residential community. I stand with the Terrill Beach neighbors in opposing this vacation rental.

Sincerely,
Shana Lloyd, owner
975 Bartel Road
Eastsound, WA. 98245

360-376-7035

Sarah Lefton
975 Bartel



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