



# SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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## STAFF REPORT

<b>REPORT DATE:</b>	<b>05/12/2021</b>
<b>TO:</b>	<b>County Council</b>
<b>THROUGH:</b>	<b>Mike Thomas, CA</b>
<b>FROM:</b>	<b>Erika Shook, AICP, Community Development Director</b> <i>ES</i>
<b>SUBJECT:</b>	<b>Vacation Rental Moratorium Follow-Up Discussion</b>
<b>FOR MEETING OF:</b>	<b>05/18/2021</b>

### 1. Standing Data Request (provided at Tuesday meetings)

<b>Data requested</b>	<b>As of 05/12/2021</b>
Cumulative number of vacation rental permit applications received county-wide since moratorium enacted	Nine (Attachment A), seven on San Juan Island, two on Orcas
The total number of VR permits by island and by land use area	See updated Table 1 below. Table is short VRs, total number is 1017.
Total number of VRs permitted in the Rural Residential land use designation that includes Rosario Highlands	14. See map below.
Number of VRs permitted in the Rural Residential land use designation that includes Rosario Highlands since moratorium enacted	None

## 2. Vacation Rental Permit Cap Options – provide guidance for staff:

**A. Countywide Cap – Floating.** The number of vacation rental permits outside of the Master Planned Resort (MPR) designation in any given year shall not exceed 8% of total housing units existing as of December 31 of the previous calendar year. Vacation rental permits shall be issued by lottery procedures established by the administrator and approved by the County council.

**B. County Wide Cap – Fixed.** The number of vacation rental permits county-wide outside of the Master Planned Resort (MPR) designation shall not exceed a total of 1,445 and no more than 29 vacation rental permits shall be issued in any given year. Vacation rental permits shall be issued by lottery procedures established by the administrator and approved by the County Council. *(Note: 18,059 total housing units (existing plus growth) are forecast by the year 2036. 8% of 18,059 is 1,445. This is an average of 29 vacation rental permits per year).*

### C. Cap by Island – Floating – unrelated to overall countywide cap.

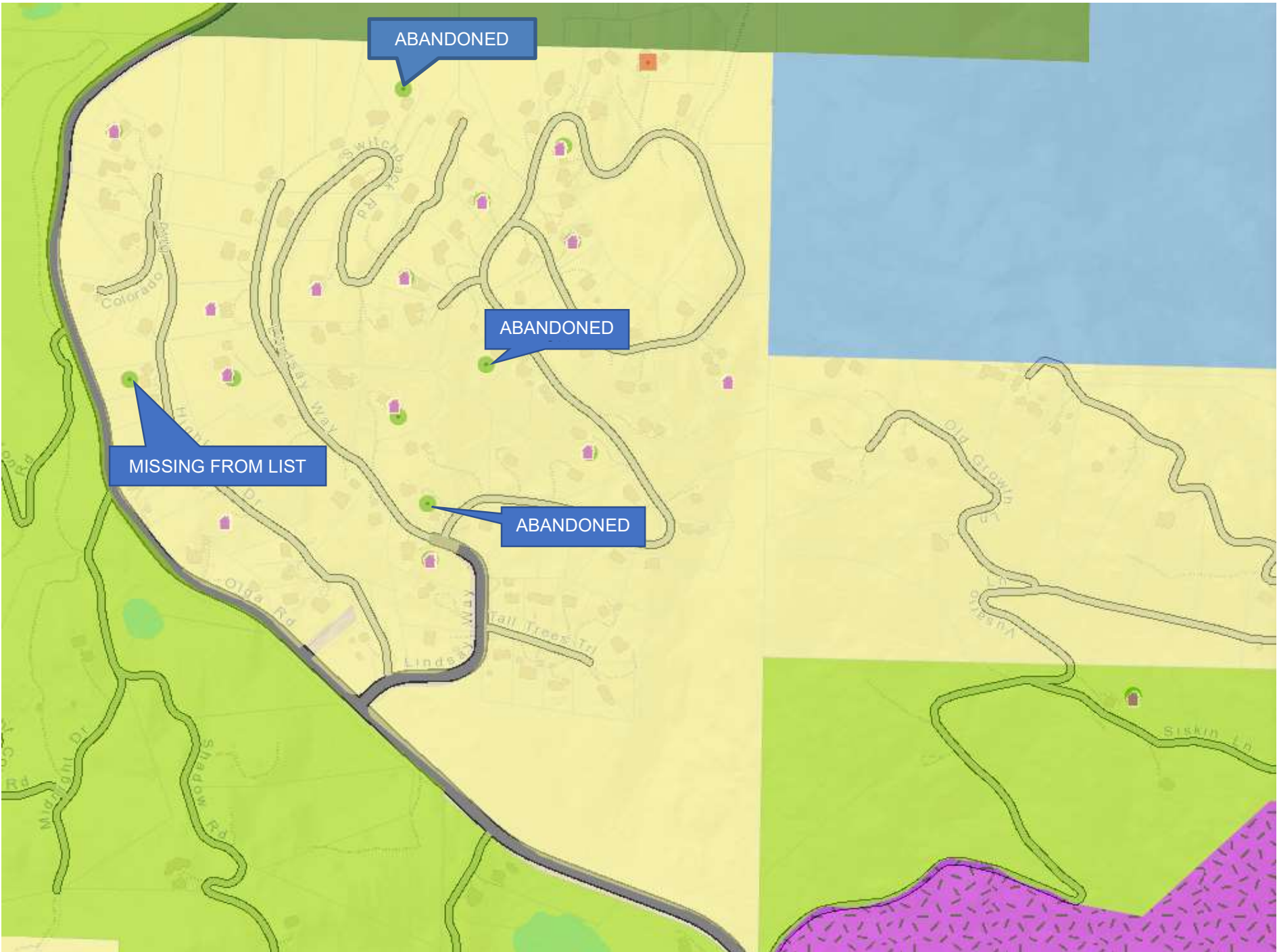
1. San Juan Island Cap – The number of vacation rental permits issued in any calendar year on San Juan Island shall not exceed 8% of the total number of permits for single family residences issued on San Juan Island as of December 31 of the previous calendar year, not including housing units in the Town of Friday Harbor.
2. Orcas Island Cap – The number of vacation rental permits issued in any calendar year on Orcas Island shall not exceed 8% of the total number of permits for single family residences issued on Orcas Island as of December 31 of the previous calendar year.
3. Lopez Island Cap - The number of vacation rental permits issued in any calendar year on Lopez Island shall not exceed 8% of the total number of permits for single family residences issued on Orcas Island as of December 31 of the previous calendar year.
4. Shaw Island – Vacation rentals are not allowed by SJCC 16.45.180.C
5. Waldron Island – Vacation rentals are prohibited by SJCC 16.36.060.G
6. All other islands – The number of vacation rental permits issued on all other islands is not limited.

### D. Cap by Island – percentage of permits allowed under countywide cap.

1. San Juan Island Cap – The number of vacation rental permits issued in any calendar year on San Juan Island shall not exceed 34% of the total number of permits allowed to be issued in a given year under SJCC XX.XX.XX (Countywide Cap Option A or B).
2. Orcas Island Cap – The number of vacation rental permits issued in any calendar year on Orcas Island shall not exceed 33% of the total number of permits allowed to be issued in a given year under SJCC XX.XX.XX (Countywide Cap Option A or B).
3. Lopez Island Cap - The number of vacation rental permits issued in any calendar year on Lopez Island shall not exceed 15% of the total number of permits allowed to be issued in a given year under SJCC XX.XX.XX (Countywide Cap Option A or B).
4. Shaw Island – Vacation rentals are not allowed by SJCC 16.45.180.C
5. Waldron Island – Vacation rentals are prohibited by SJCC 16.36.060.G
6. All other islands – The number of vacation rental permits issued in any calendar year on all other islands collectively shall not exceed 18% of the total number of permits allowed to be issued in a given year under SJCC XX.XX.XX (Countywide Cap Option A or B).

**Table 1 – 2021 Totals issued and by land use designation - Actual total is 1017**

2021 Issued Vacation Rental Permits as Of 05-12-2021																									
462349073000	Rural Residential	San Juan																							
351365006000	Rural Residential	San Juan																							
173150062000	Activity Center	Orcas																							
462650078000	Rural Residential	San Juan																							
272141005000	Rural Farm Forest	Orcas																							
350450005000	Rural Farm Forest	San Juan																							
271460021000	Eastsound VR	Orcas																							
271644002000	Rural Farm Forest	Orcas																							
173634004000	Rural Residential	Orcas																							
173123013000	Activity Center	Orcas																							
173151002000	Activity Center	Orcas																							
170732003000	Rural Residential	Orcas																							
173154022000	Rural Residential	Orcas																							
352321001000	Rural Farm Forest	San Juan																							
351433002000	Rural Farm Forest	San Juan																							
Row Labels	ACT	AG	C	ER	ER1	ER1P	ER2	ER2P	ER4P	ERR	ERRP2	FO	HC	HR	LUGA	M	OLGA	OVC	OVR2	RFF	RG	RR	VC	VR	Grand Total
Decatur																					3	2			5
Henry																						1			1
Lopez			1												13					106		10			130
Orcas	40		2	1	4	1	26	1	20	20	8	10	1	13		2	7	1	7	212	81	3	31		491
San Juan			2	1																182	2	195			382
Stuart																				1		1			2
Grand Total	40		5	1	1	4	1	26	1	20	20	8	10	1	13	2	7	1	7	501	5	290	3	31	1011



ABANDONED

ABANDONED

MISSING FROM LIST

ABANDONED

# Attachment A

Vacation Rental Permits Submitted January 13, 2021 through Current Date 2021 YTD

YTD as of: 05/12/2021

Permit Number	Permit Type	Island	Parcel Number	Owner	Project Description	Process State	Date Submitted	Date Issued
LANDUSE-21-0039	CONDITIONAL USE PERMIT VR	SAN JUAN	462650073000	ROBERT S FRANGOLES & ANNE G PACE	RENTAL OF 2 BEDROOMS	TechnicallyComplete	03/10/2021	
LANDUSE-21-0040	PROVISIONAL USE VR	SAN JUAN	352321001000	ANDREW P FLEMING & MERRISS C WATERS	RENTAL OF 8 BEDROOMS	Closed	03/10/2021	05/03/2021
LANDUSE-21-0041	PROVISIONAL USE VR	SAN JUAN	351433002000	ANDREW P FLEMING & MERRISS C WATERS ET AL	RENTAL OF 2 BEDROOMS	Closed	03/11/2021	05/03/2021
LANDUSE-21-0056	CONDITIONAL USE PERMIT VR	SAN JUAN	350250006000	MICHELLE SEIDELMAN	RENTAL OF 2 BEDROOMS	TechnicallyComplete	03/24/2021	
LANDUSE-21-0057	PROVISIONAL USE VR	SAN JUAN	461314014000	JOHN D WALLACE TTEE	RENTAL OF 3 BEDROOMS	TechnicallyComplete	03/25/2021	
LANDUSE-21-0060	CONDITIONAL USE PERMIT VR	ORCAS	271250009000	JASON D LINNES	RENTAL OF 1 BEDROOM	TechnicallyComplete	03/29/2021	
LANDUSE-21-0069	PROVISIONAL USE VR	SAN JUAN	350411010000	BARBARA A CLARY TTEE	RENTAL OF 2 BEDROOMS	TechnicallyComplete	04/13/2021	
LANDUSE-21-0072	PROVISIONAL USE VR	SAN JUAN	451323002000	ERIC EASTMAN & JEAN PARK TTEES & YOUNG & HYUN PARK	RENTAL OF 3 BEDROOMS	TechnicallyComplete	04/14/2021	
LANDUSE-21-0084	PROVISIONAL USE VR	ORCAS	171750079000	JOHN C CLARK & LYNN M RIDENOUR	RENTAL OF 2 BEDROOMS	TechnicallyComplete	05/03/2021	