

## Tim Crose

---

**From:** Sea Esta Vacation Homes <seaestavacationhomes@gmail.com>  
**Sent:** Monday, March 2, 2020 3:57 PM  
**To:** Vacation Rentals; Lisa Olsen; Mike Runyon; Frank Wolfe; Marie Guernsey; zack\_banks@hotmail.com  
**Subject:** BUT BUT BUT when I signed my contract to purchase there were NO other vacation rental homes.....

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

So I am purchasing a home to use for my personal use and also vacation rental use.

Being this is a major purchase and likely a once in a lifetime opportunity - I do my due diligence before signing a contract.

I research the area and find that there are NO other vacation rental homes within 500 feet of my home - GREAT! I can apply for permit once I purchase my home! I am so excited!

I complete my loan and indicate this is a vacation rental home - so that means I pay a higher interest rate and higher closing cost fees. I also get my insurance for the home and pay more as it's a rental home.

The lender takes into consideration my potential rental income when approving me for the home loan.

It takes 60 days to close my home....deal is DONE! I am so excited that I get my dream home and now I am ready to start the application for vacation rental license.

BUT WAIT!!!!!!! When I was in process to purchase my dream home another neighbor within 500 feet of my home applied for a vacation rental application....now the county won't approve us both and the neighbor is 6 weeks ahead of me in the process....so they get their license and I won't.

I qualified for my home loan based on this being a rental home and producing income....BUT now the county won't let me get a license to vacation rent my home...how do I now afford my new home? I am also paying a higher interest rate due to it being a rental home loan as well as higher home insurance.

IF only I had a crystal ball to predict the future and know that my neighbor was going to apply for a license before my loan closed and I could apply for it too.

Now I can't make my payment....I guess I'll be like the others and not pay my property tax bill and let the home go into foreclosure....IF only I had that crystal ball or if ONLY the county didn't have this silly 500 foot rule.

Joel Rogers

## Tim Crose

---

**From:** Marie Guernsey  
**Sent:** Tuesday, March 3, 2020 7:45 AM  
**To:** Tim Crose  
**Subject:** FW: Vacation Rental Permits - Make permit numbers required

**Marie Guernsey** | Clerk of the Board & Public Records Officer  
**Board of Pacific County Commissioners**  
1216 W Robert Bush Drive • P O Box 187 • South Bend, WA 98586  
P: 360.875.9337 • F: 360.875.9335  
[mguernsey@co.pacific.wa.us](mailto:mguernsey@co.pacific.wa.us)  
[www.co.pacific.wa.us](http://www.co.pacific.wa.us)

All e-mail sent to this address will be received by the Pacific County e-mail system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

*Pacific County is an Equal Opportunity Provider and Employer*

**From:** Sea Esta Vacation Homes <seaestavacationhomes@gmail.com>  
**Sent:** Monday, March 2, 2020 3:37 PM  
**To:** Vacation Rentals <vacarentals@co.pacific.wa.us>; Lisa Olsen <lolsen@co.pacific.wa.us>; Mike Runyon <mrnyon@co.pacific.wa.us>; Frank Wolfe <fwolfe@co.pacific.wa.us>  
**Cc:** zack\_banks@hotmail.com; Marie Guernsey <mguernsey@co.pacific.wa.us>  
**Subject:** Vacation Rental Permits - Make permit numbers required

For Airbnb and VRBO listings - make them require a county permit number for a home to be listed.

that way all homes listed on their websites would be in compliance with county permit requirements and you know sales/lodging taxes are being collected and forwarded to the state/county.

Joel Rogers

## Tim Crose

---

**From:** Marie Guernsey  
**Sent:** Tuesday, March 3, 2020 7:46 AM  
**To:** Tim Crose  
**Subject:** FW: 500 foot rule - how is this figured?

**Marie Guernsey** | Clerk of the Board & Public Records Officer  
**Board of Pacific County Commissioners**  
1216 W Robert Bush Drive • P O Box 187 • South Bend, WA 98586  
P: 360.875.9337 • F: 360.875.9335  
[mguernsey@co.pacific.wa.us](mailto:mguernsey@co.pacific.wa.us)  
[www.co.pacific.wa.us](http://www.co.pacific.wa.us)

All e-mail sent to this address will be received by the Pacific County e-mail system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

*Pacific County is an Equal Opportunity Provider and Employer*

**From:** Sea Esta Vacation Homes <seaestavacationhomes@gmail.com>  
**Sent:** Monday, March 2, 2020 3:46 PM  
**To:** Vacation Rentals <vacarentals@co.pacific.wa.us>; Lisa Olsen <lolsen@co.pacific.wa.us>; Mike Runyon <mrnyon@co.pacific.wa.us>; Frank Wolfe <fwolfe@co.pacific.wa.us>; Marie Guernsey <mguernsey@co.pacific.wa.us>; zack\_banks@hotmail.com  
**Subject:** 500 foot rule - how is this figured?

500 foot density rule....

what property boundary line is being used?....are you taking 500 feet from EACH boundary line of a property....north, south, west and east?

If so then - depending on how large lot size is - you may have a vacation rental home on one street and that 500 foot boundary could extend to another street in all 4 directions.....That would be a potentially large area with only 1 vacation home.

Is it the back boundary of one home going to the back boundary line of another home....that would likely be on another street? Or 500 feet from a front boundary line would likely always include the home across the street BUT 500 feet could even go to a home on the next street over.

Is everyone going to have to get a land survey or is the county going to provide them?

The last survey I had cost \$4,000 -

Joel Rogers

Tim Crose

---

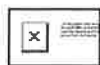
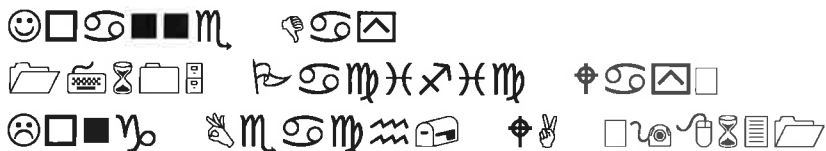
**From:** J Day <jxday@centurylink.net>  
**Sent:** Wednesday, March 4, 2020 5:01 PM  
**To:** Vacation Rentals  
**Subject:** Moratorium on short term vacation rentals REMOVAL

I don't like the government telling you what you can and can't do on your property. I knew what my property zoning was when I bought it and it makes it difficult on us when you want to change the rules after the fact. If people don't like having short term rentals around them, then they shouldn't move into an area zoned RR.

I was hoping to buy a used Lazy Daze or Born Free (these are well built RV's) small motorhome to use once in awhile to see our great country during my retirement. When I am not using the RV I was planning on renting it out a couple of times a month to help pay for the RV and my infrequent travels. I would only rent it out when I am not using it and it would stay on my property while I am at home, that way I would be available to the renters if any problems arise.

I find it unacceptable that a few can ruin it for the many. If there are problems with some that rent out their facilities, then those can be addressed but it shouldn't be allowed to stop those that are responsible.

Thank you for your time.



Virus-free. [www.avast.com](http://www.avast.com)

## Tim Crose

---

**From:** Sea Esta Vacation Homes <seaestavacationhomes@gmail.com>  
**Sent:** Wednesday, March 4, 2020 9:03 PM  
**To:** Vacation Rentals; Lisa Olsen; Mike Runyon; Frank Wolfe; Marie Guernsey; zack\_banks@hotmail.com  
**Subject:** It's MY permit and I am NEVER giving it up - EVEN if I no longer vacation rent my home...It's ALL MINE!

Yep I got me a vacation rental permit - those hard to come by, elusive permits...it's mine and I am not giving it up. I stopped vacation renting my home 2 years ago but I'll just pay the annual fee and keep the permit.

WHO knows, I may want to vacation rent my home 5 years from now...or maybe I won't...time will tell.

But for now I've tied up the 500 feet around my home and no one else can get them a permit - I got the ONLY one....even though I am not using it.

I am NOT bringing in visitors to Pacific County....I am not creating sales and lodging taxes...I am not paying B&O taxes....I am not bringing in visitors to spend and create sales tax revenue...and support local businesses and jobs....NOPE I am just holding onto my permit....just in case I want to use it in the future.

I know there is a neighbor 495 feet from me who wants to get a permit to vacation rent their home....I know they'll actively bring in visitors....create sales and lodging taxes....patronize local businesses and help create jobs....not to mention improve their home so they are ready for guests and of course that means higher property value which means higher property taxes.

But why should I give up my permit so they could get one?....then if I decide to vacation rent my home again I won't be able to get one...because our homes are 495 feet away from each...

NOW I have no idea who and how it is going to be decided that our homes are 495 feet away and not 501 feet away but I do know I am keeping my vacation rental permit and may never rent my home again....too bad for the neighbor who wants to get a permit...they can't cause I have one.

THIS can and likely will happen - Is this what Pacific County wants to happen?

Joel Rogers

**Tim Crose**

---

**From:** d oconnor <darlaginches48@hotmail.com>  
**Sent:** Thursday, March 5, 2020 10:14 AM  
**To:** Vacation Rentals; Lisa Olsen; Mike Runyon; Frank Wolfe; Marie Guernsey  
**Subject:** Meeting Tonight - Proposed 500-foot Density Rule

Good morning. My husband and I own a vacation rental in Pacific County and have had our permit since 2015. We have always complied with County rules, paid our permit fee on time, and never have had any complaints from neighbors. In my opinion, the County should not just listen to a tiny handful of residents and initiate a 500-foot density rule. We have neighbors that are less than 500-feet away on the same street as our home who also are vacation home owners. Never any problems.

I know some residents are opposed to vacation rentals, no matter if there are problems or not. Well, this County relies on tourism money and as long as vacation rental owners are abiding by County rules, I don't see why all of us should be punished. Per County rules, we are required to provide all contact information to our neighbors. These permanent residents can contact vacation rental owners anytime if there are problems - which other than being irritated there's a vacation rental in their neighborhood, I suspect there are few actual complaints. Of course if the resident owner and vacation rental owner can't resolve between themselves, and it's an actual REAL problem, the County could get involved, but why punish everyone? Pacific County is one of the most depressed in the state. It needs tourism dollars and vacation rentals provide a lot to this County. I hope all of you will take that into consideration and not mandate a 500-foot density rule.

Thank you for your consideration.

Denise O'Connor

Sent from Outlook