



San Juan County Community Development & Planning

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San Juan County Comprehensive Plan Housing Element and Needs Assessment Public Meeting - Fire District #2, 45 Lavender Lane, Orcas Island January 6, 2009 – 4:30 p.m. – 6:00 p.m.

Notes

Community Development and Planning

Staff in Attendance: Colin Maycock, Senior Planner and Lynda Guernsey, Departmental Assistant.

Attendees: Approximately 16.

Meeting Overview:

Colin Maycock gave an introduction and overview of the San Juan County Housing Element and Needs Assessment. He included a summary of why, what, and how, the documents were coming forward. Colin also gave a brief description of what the Needs Assessment says and methods by which the numbers were derived. He then opened the meeting to public comment.

Public Comment:

- Change workforce to all economic sectors.
- Consistency of terms (i.e., wages, AMI, etc) – Clarify and state differential between wages and income in San Juan County.
- Better sourcing.
- Break down by island.
- More historical background to identify gap in income levels.
- Cost per square foot for building.
- Percent of need based on income levels.
- Allocate population growth between rural and UGAs.
- Reconcile the County Plan and the Town of Friday Harbor plan in regards to affordable housing capacity.
- Reform Owner/Builder permitting.
- Provide sufficient appropriately zoned land with in the UGA for affordable housing.
- Allow selective expansion of the UGA with density bonus strictly for permanently affordable housing.
- Develop more diverse types of housing.

Goals and Policies:

- Need more private sector incentive – Density bonuses for smaller homes (i.e.,1,000 sq.ft.) – TDRs – Second home on over 5 acres.
- Expedited building and environmental review.
- Extend current fee waiver to building permits.
- Local Housing Trust fund supported by local taxes or fees!
- Matrix of all tools in tool box for different income levels and the housing options available to each level.
- Revise stormwater regulations to make appropriate for rural, as an example.
- Incentives for private sector, to construct new rental housing.
- Encourage manufactured home types of development.
- Develop a community development corporation.