


San Juan County Community Development & Planning

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DATE: March 27, 2009

TO: SAN JUAN COUNTY COUNCIL

THRU: PETE ROSE, COUNTY ADMINISTRATOR 

FROM: COLIN MAYCOCK, AICP, SENIOR PLANNER

SUBJECT: SAN JUAN COUNTY HOUSING NEEDS ASSESSMENT, DRAFT COMPREHENSIVE PLAN ELEMENT 5, HOUSING AND AMENDING APPENDIX 1, POPULATION, TO ALLOCATE 50% OF SAN JUAN ISLAND'S POPULATION GROWTH TO THE TOWN AND FRIDAY HARBOR UGA.

MEETING DATE: MARCH 31, 2009

ISSUE: COMMENTS ON COUNCIL CONCERNS REGARDING IN THE HOUSING NEEDS ASSESSMENT AND HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.

1. Staff recommends the addition and deletion of the following policies:
 - A. Add to Section 5.2.A
 13. Encourage the further development and rental of Accessory Dwelling Units in Orcas Village, Olga, Deer Harbor and other activity centers as well as Eastsound and Lopez Village UGA's.
 - i. SJCC 18.40.240 notes that detached ADU's are allowed by right in Eastsound and Lopez Village UGA's. ADU's are also allowed by right in all of the County's identified activity centers (except Island Center on Lopez).
 - ii. Internal ADU's are allowed in all districts except Rural Industrial, Rural Commercial, Natural and Conservancy districts.
 - iii. As provided for by SJCC 18.40.240, Internal ADU's and those in UGA's and Activity Centers are not considered in density calculations.

- iv. ADU's are allowed in other districts via a lottery but cannot exceed 12% of the total number of permits for new principle residences.

B. Delete from Section 5.2.B

- 21. ~~Consider creating an island wide Utility Limited Improvement Districts, to cover the costs of infrastructure construction.~~
 - i. Island wide ULIDs will not be possible within the parameters allowed by RCW 36.94.220. Staff is currently researching alternative funding mechanisms for infrastructure construction.

OTHER COMMENTS:

With respect to rental housing:

1. Section 5.2.B, Policy 22 currently reads "Encourage the design, construction and maintenance of quality affordable rental units to serve long term residents of various family sizes and income levels."
2. There is 1 safe house for victims of domestic violence in the County. There are no shelters for the homeless. The most recent homeless count revealed a total of 70 shelter less people within the County.
3. Staff is currently researching additional information regarding the inventory of rental properties in the county which will be presented on at the workshop on the 7th of April.