

## Adam Zack

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**From:** Steve Buck <steve@sanjuanislands.com>  
**Sent:** Tuesday, June 5, 2018 1:39 PM  
**To:** Erika Shook; Adam Zack; Rick Hughes  
**Subject:** Adding to the mission statement - Do all that's possible to maintain a balance in housing for the next 20-30 years

Hi Ericka, Adam and Rick

I would like to suggest adding the following to the mission statement for the updated comp plan.

“Do all that’s possible to maintain a balance in housing for the next 20-30 years.” This would include incentives to create permanent rental housing; Continue programs to help people purchase homes via assisted housing programs; Making it easier and more affordable for people to be able to purchase homes via unassisted programs at the starter, low middle, middle and upper middle housing levels. (We don’t have a problem with the high end.) We, as a community and County Government, need to do all we can to figure out what different possibilities there are, or may be, to maintain socio economic and age diversity in order to retain our sense of community, which is in my opinion, one of the most important qualities about our community that we must endeavor to maintain and protect. This should be a priority of the planning department and we should be asking the community for thoughts and ideas on how to accomplish that goal as well. Then we should implement the actual steps to accomplish it.

I’ve brought this subject up with the brokers in my office asking what ideas they might have to maintain a balance in housing in San Juan County/on San Juan Island. One thing I suggested was, rather than making it difficult to build guest houses, provide incentives for people to build guest houses that would be used as long term rentals. A couple of other suggestions were:

- The rule of 5 acres or more, the rule of guest house being within 100 feet of main and the rule that the guest house must share in well and septic are all problems and obstacles of people building guest homes. I think the 1000 sq ft is fine. Merri Ann Simonson.
- This is an issue that I feel very strongly about. I do want to continue to have the varied richness of our community for all ages and abilities. I do believe that it would be very helpful to change the requirement that guest houses be no more than 100’ from the main house. When I was looking at a property and the possibility of building a guest house to supplement my income, this rule was a deterrent. Especially when I was considering the guest unit to be on the second floor of a barn. Being able to change the minimum acreage from 5 acres to smaller would also open more possibilities. I realize these are ideas that have already been suggested and still think would be helpful especially if the septic and water were not issues. Pamela Williams.

Please let me know if you have any questions.  
Thank you for all you do.

Sincerely,

Steve Buck

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