

Adam Zack

From: Bill Watson
Sent: Thursday, July 12, 2018 10:38 AM
To: Adam Zack; Erika Shook
Subject: FW: Comp Plan Vision from Islands Surveying, Inc.

FYI

From: Curt Johnson, PLS <curt@islandssurveyinginc.com>
Sent: Wednesday, July 11, 2018 12:39 PM
To: DL - Council <Council@sanjuanco.com>
Subject: FW: Comp Plan Vision from Islands Surveying, Inc.

Dear Rick Hughes and other interested parties,

As one of the professionals endeavoring to implement rules and regulations of county code as they apply to land use for the last 30 years in San Juan County, I have noticed it never gets easier. When it is harder, it is generally more expensive to comply with additional regulation. A contradiction with affordability.

The vision statement will eventually turn into code. That is not to say that additional regulation is not useful to protect critical areas for example, I am just saying the harder it is to use land, the more expensive it is to create land use projects.

And I am not complaining from a professional sense either. The more difficult the land use process gets, the more professionals are utilized to assist in permitting. A form of job security I suppose.

With visions of affordable housing being touted, and deemed necessary. We all know subsidized housing Land Trusts such as OPAL and Homes for Islanders that require income verification. OK, that takes care of the moderate, low and very low income ranges.

But what about the in between income verification and middle income available on the open market – GAP housing for lack of a better term. The housing between the land trusts and upper middle-trophy homes. A review of the multiple listing services will reveal not much exists between the top (moderate) \$250k land trust and the lowest listed market rate of around \$500k.

So what am I suggesting/offering as an idea of what the county can do to help? It is time to allow for smaller lot sizes and smaller setbacks. It is time to eliminate the “ * P ” zoning and meet Growth Managements lot size requirements for urban growth areas and reduce setback to fire code minimums to all the most affordable lots possible. Forget increasing excise tax and the inevitable loss of tax dollar management and simple increase the density of existing urban growth areas to urban levels thereby including the private (non-subsidized) sector into solving the GAP housing.

How the county can best support GAP housing for families with two jobs, or seniors looking to down size or anyone who is above the “moderate income verification” of affordability requirements. Increase permitted densities. Bonus densities are OK to help affordable housing. But it is the in between (GAP) that needs addressing. No tax, just increase the density in UGAs to urban levels.

I am happy to meet in person for real life examples. Thank you for your consideration.

Curt Johnson, PLS, president
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