



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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DATE RECEIVED
**SJC DEPARTMENT OF
FEB 27 2020
COMMUNITY DEVELOPMENT**

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
(Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	<u>John M. Campbell</u>	Name of Agent:	_____
Address	<u>PO Box 250</u>	Address	_____
City, State, Zip	<u>Orcas, WA 98280</u>	City, State, Zip	_____
Phone	<u>360-376-2035</u>	Phone	_____
Email	<u>jmc779@rockisiand.com</u>	E-mail	_____

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

Signature		Printed Name	_____	Date	_____
Signature		Printed Name	<u>John M. Campbell</u>	Date	<u>2.24.20</u>

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

NA

2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

SJCC 18.60.260 Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for rent or mortgage. ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.....~~

3. Why is the amendment being proposed?

Growth Management defines affordable housing for sale as “Housing with mortgages that consume no more than 30 percent of the owner’s gross annual income [WAC365-196-410(2)(e)(A)].

This proposal will make the County definition consistent with the GMA. It will also eliminate a great deal of uncertainty in *estimating* the future costs of water, sewer, electric, LPG, insurance, homeowner dues and taxes.

At present, all low income home buyers must complete a very detailed credit process to qualify for any low-income home purchase. It is unnecessary “double jeopardy” to require a second, often more restrictive and indeterminate, hurdle from the County.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

See above.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

Yes, indicate UGA _____

No

6. Does this proposal increase population or employment capacity?

No, It slightly clarifies and reduces the interminable difficulty of providing affordable housing in San Juan County.