



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

DATE RECEIVED

Comprehensive Plan Text/SJC Code* Amendment Request

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

APPLICANT INFORMATION:
Name of Applicant: OPAL Community Land Trust
Name of Agent: Lisa Byers
Address: PO Box 1133
City, State, Zip: Eastsound, WA 98245
Phone: 360-376-3191
Email: opalclt@opalclt.org

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

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.
N/A

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.
The proposed change is to 18.40.240.F (4) re: Accessory Dwelling Units:
Ownership. An accessory dwelling unit must be owned by the owner of the principal residence, or the owner of the land if the owner is providing perpetual affordable housing (as defined in SJC 2.27).

3. Why is the amendment being proposed?

Community Land Trusts are non-profit organizations dedicated to providing permanently affordable housing. OPAL Community Land Trust owns two parcels in Eastsound and leases the land to individuals who own the house, or improvement on that land. The homeowners are low or moderate income and do not have the resources to build an ADU, but if OPAL were allowed, as the owner of the land, to build and rent an ADU on the property, it would enable OPAL to provide additional units of affordable housing.

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

The Housing Element of San Juan County's Comprehensive Plan identifies an estimated shortage of at least 600 homes countywide that are affordable for low- and moderate-income households. The Plan calls for making adequate provision for a variety of housing types (Goal 5.2) and the full spectrum of income groups (Goal 5.2.B.).

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 Eastsound
- No

6. Does this proposal increase population or employment capacity?

The proposal provides more affordable and stable housing options for existing residents of San Juan County and thereby improves the ability of local employers to find appropriate employees.