

Brooke Sullivan

From: Darcie Nielsen <darciensjc@yahoo.com>
Sent: Tuesday, July 26, 2022 3:10 PM
To: Brooke Sullivan
Subject: 2022 Docket Comments from Darcie Nielsen

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Dear County Council:

With regards to Annual Docket request #22-0002 and SJCC 18.60.40 regarding Transfer of Development Rights: While I support the Planning Department's recommendation on this matter, this section of the code has been reserved since 1998(!) and is long overdue to be creatively crafted in a way to not only protect open space but also provide opportunities to create much needed affordable rental housing in the islands. For example, instead of automatically extinguishing development rights, the County should consider "banking" the development rights from Land Bank and Trust properties (and any other property where the owners might be willing to donate development rights particularly on the shoreline) and then take a percentage (%) of these development "credits" and make them available to be transferred to other properties for seasonal and farm worker housing rental units as well as ADUs built to accommodate long-term rentals in rural and UGA areas. This could go a long way in providing more affordable rentals for workers in the county without increasing overall density. It would help if the County had a build-out analysis based on current zoning to establish a baseline of information to help guide where development rights could be transferred from and where they could be transferred to.

Thank you for all your dedicated work.

Best regards,

Darcie Nielsen
Property owner: 887 Boyce Road, Friday Harbor