



Comp Plan Update UDC Amendments

Planning Commission Hearing– February 17, 2023

Purpose

- To hear public testimony regarding proposed development code amendments resulting from the 2036 Comprehensive Plan (Plan) Update
- Recommend a draft ordinance to the County Council



Background

- The Comprehensive Plan (*Plan*) Update was adopted November 30, 2023 and is effective April 1, 2023
- The *Plan* update contained policy amendments tied directly to the Unified Development Code (UDC)
- The UDC is the principal tool for implementing the goals and policies of the *Plan* and should be consistent
- UDC changes needed prior to April 1

Background

Topic	Plan Policy	SJCC
Mineral Resource Land Overlay (MRLO) commercial significance	Element 2, Section 2.4.c, Policy 1.i	18.35.015(A)(1)
Island Center: add “institutional” and allow detached dwellings	Element 2, Section 2.5.2, Policy 1.c	18.30.230
Cluster Developments: # of units, allowed square footage, and developer requirements	Element 5, Goal 7, Policy 4	18.60.230 (2.a), (5.b) and (6)
Affordable housing definition	Element 5, Goal 7, Policy 5	18.60.260(B) 18.20.010 “A” Definitions
Affordable housing for moderate income households	Element 5, Goal 7, Policy 3	18.60.260(G)
Allow existing schools in rural land use designations	No policy. Decision regarding land use review request 19-0005.	18.30.040 “Institutional Uses” Add new line for existing schools

MRLO Designation Criteria

Code Amendment: SJCC 18.35.015(A)(1)

A. Designation Procedures. A mineral resource land overlay district may be applied based upon the following criteria, ~~only upon acceptance by the County of a complete application from a property owner and~~ upon approval of a redesignation in accordance with SJCC 18.90.030. Mineral resource lands of long-term commercial significance are those lands from which the commercial extraction of minerals (sand, gravel, rock, and other valuable aggregate or metallic substances) can be anticipated within 20 years and which are characterized by all of the following:

1. Have a known or potential extractable resource in commercial quantities verified by submittal of a geologic and economic report prepared by a qualified professional or the land has a legally established mining operation, and the County Council adopts findings that the land has commercial significance for mineral resources;
2. Current or future land use will not exceed a residential density of one dwelling unit per 10 acres;
3. Are not within an activity center, rural residential, natural or conservancy designation or any shoreline designation;
4. Are not within a regulated wetland or fish and wildlife habitat conservation area pursuant to SJCC 18.35.085 through 18.35.140.

Island Center

Code Amendments:

SJCC 18.30.230 Residential development standards in island centers, rural industrial and rural commercial designations.

C. Residential Development Standard.

1. One dwelling unit per parcel is allowed.

a. The unit must be an accessory to a commercial, institutional, or industrial use, and must be ~~located within or attached and subordinate to the commercial, institutional, or industrial structure.~~ The dwelling unit shall not be constructed prior to the establishment of the primary commercial, institutional, or industrial use.

Rural Residential Cluster Development

1. Increase the number of units allowed in a cluster development from 8 to 12

18.60.230(5)(b)

b. A rural residential cluster development shall have a maximum density of two units per acre and a maximum of ~~eight~~ twelve dwelling units.

Rural Residential Cluster Development

2. Allow any interested party to develop a cluster if they can satisfy the development standards

18.60.230(2)(a) & (3)(c)

2. Project Site and Unit Ownership.

a. The project site shall consist of the entirety of one or more legal lots of record, and shall be in a single ownership ~~by a public agency, or by a business or nonprofit corporation in the business of providing affordable housing.~~ Any portion of the site not sold for affordable housing shall remain in such ownership as part of the rural residential cluster development for the duration of the use.

3. Affordable Housing.

a. All residential units within a rural residential cluster must be affordable housing meeting the standards of SJCC 18.60.260.

b. Prior to issuance of any building permit for the project, the applicant shall grant a restrictive use easement for the site to San Juan County for the purpose of affordable housing development, subject to such conditions and limitations as the County may require.

c. The applicant shall submit a long-term stewardship plan for monitoring resales subject to approval by the director.

Rural Residential Cluster Development

3. Clarify square footage limitations

18.60.230(6)

The ~~total~~ mean enclosed floor area of structures including dwelling units and accessory structures shall not exceed 1,500 square feet per dwelling unit. No dwelling unit and its accessory structures shall exceed 2,000 square feet.

Affordable Housing Definition

Code amendments

18.20.010 “A” definitions

“Affordable housing” means housing where the occupants pay no more than 30 percent of gross ~~monthly~~ household income for ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities for owners and renters~~ on housing costs. Housing costs for renters are considered to include rent and utilities, or, for owners, to include the principal and interest on the mortgage plus property taxes and insurance (PITI). Utility costs include water, sewage disposal, electricity and/or gas for lighting, heating and cooking.

Affordable Housing Definition

Code amendments

18.60.260(B) Affordable housing.

B. Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly household income ~~for total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.~~ on housing costs. Housing costs for renters are considered to include rent and utilities, or, for owners, to include the principal and interest on the mortgage plus property taxes and insurance (PITI). Utility costs include water, sewage disposal, electricity and/or gas for lighting, heating and cooking. Except where further specified in the Comprehensive Plan and this code, “affordable housing” refers to such housing serving as the primary residence for very low-, low-, moderate- and middle-income households. The definition of income groups by household size shall be as most recently defined by the U.S. Department of Housing and Urban Development for San Juan County.

Moderate Income Affordable Housing

18.60.260(G)

G. Limitation on Credit for Affordable Moderate~~Middle~~-Income Housing. No more than 2550 percent of the dwelling units counted as affordable housing or permanently affordable housing for the purpose of obtaining a density bonus, use permit, or other special privilege reserved for affordable housing in any project may be for moderatemiddle-income households.

Existing Schools in Rural Lands

Code Amendment:

Table 18.30.040 Allowable and Prohibited Uses in Rural, Resource, and Special Land Use Designations

Land Use	RGU	RR	RFF	RI	RC	AG	FOR	C	N
School, primary and secondary	C	N	N	N	C	N	N	N	N
<u>Existing School, primary and secondary</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>

Next Steps

Step	Date (2023)
Planning Commission public hearing	February 17 
County Council briefing on Planning Commission recommendation	February 28 or March 7
County Council public hearing	March 14 or 21
Comprehensive Plan update effective date	April 1

Stay Up to Date

Landing Page:

<https://www.sanjuanco.com/1943/2036-Comp-Plan-Update-Code-Amendments>

- Important dates
- Staff reports and presentation slides
- Draft ordinance
- Posted public comments

Public Comments

Email:

- UDCcomments@sanjuanco.com

Mail:

- Department of Community Development
- PO Box 947
- Friday Harbor WA 98250

View all comments:

- <https://www.sanjuanco.com/1943/>

Public Testimony