

Adam Zack

From: Curt Johnson, PLS <curt@islandssurveyinginc.com>
Sent: Thursday, May 17, 2018 1:38 PM
To: Comp Plan Update
Subject: Comp Plan Vision from Islands Surveying, Inc.

Dear 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 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.

It is 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”.

Curt Johnson, PLS, president
Islands Surveying, INC.
P. O. Box 775
Eastsound, WA 98245
360-376-5700