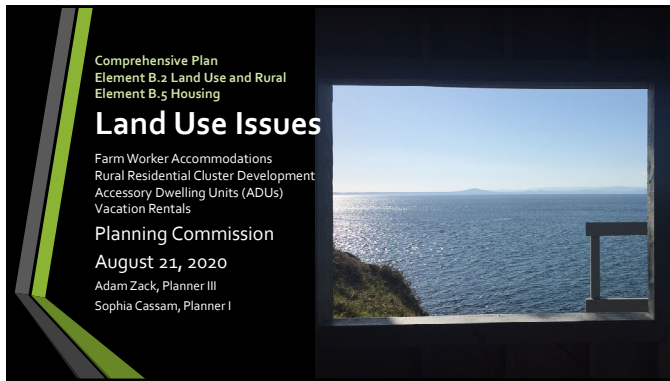
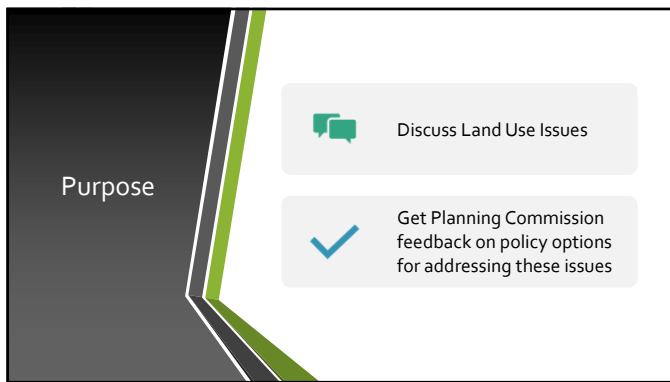
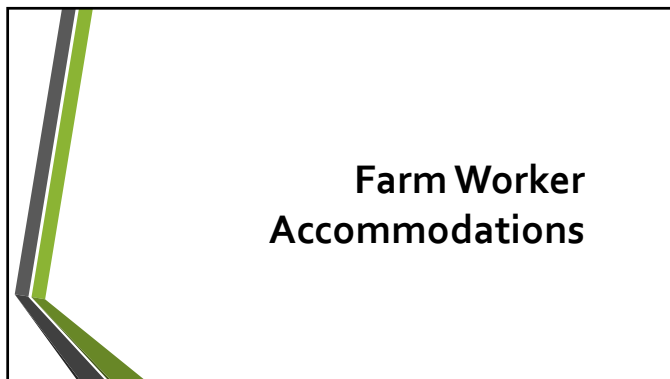




1



2



3

San Juan County Code (SJCC) 18.20.060 "F" definitions:

"Farm worker accommodation" means a residential use associated with agricultural labor.

4

SJCC 18.40.230(B) Farm Stay and Farm Worker Accommodations

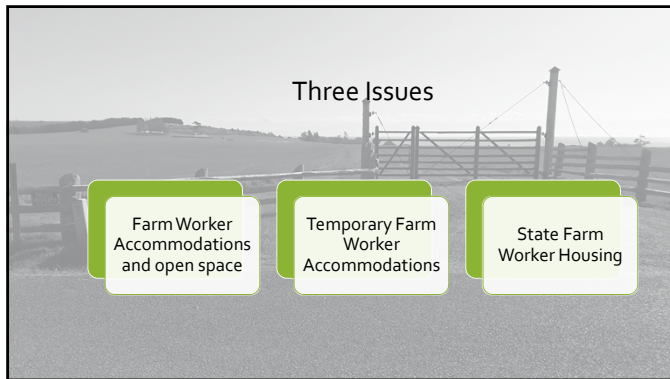
1. May be provided for up to 10 persons.
2. The site must currently be in the assessor's tax category of agricultural open space.
3. Accommodations are provided only to persons who are directly involved in agricultural activities and paid by the farm operator.

5

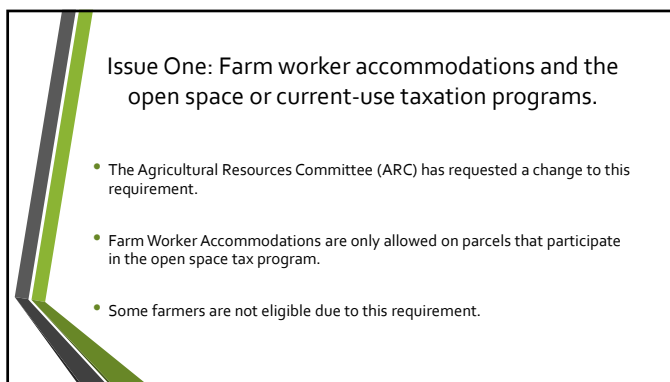
SJCC 18.40.230(B) Farm Stay and Farm Worker Accommodations

4. Must be clearly subordinate to agricultural activities on site.
5. Must be located on no more than one acre of the farm parcel and be located to minimize the amount of agricultural land loss.
6. Must not require the extension of public sewer and water services: on-site sewage disposal systems and water supplies shall be adequate to support the facility.

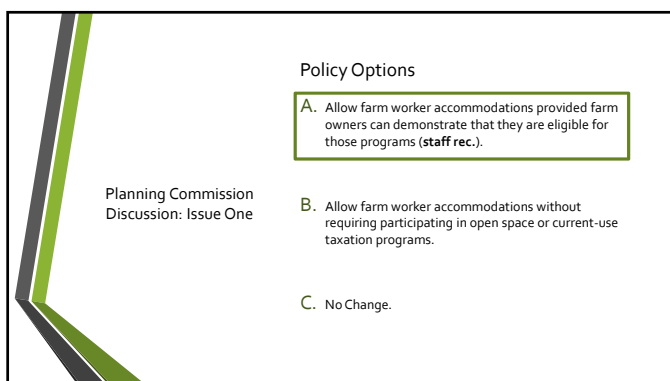
6



7



8



9

Issue Two: Temporary farm worker accommodations

- Farmers would like to accommodate seasonal workers in impermanent accommodations.
- The code is not explicit on what can be used as farm worker accommodations.
- Allowing temporary farm worker accommodations would provide farmers with flexible options for housing temporary workers.

10

Policy Options

Planning Commission
Discussion: Issue Two

- A. Amend the performance standards for farmworker accommodations to include temporary accommodations.
- B. No Change.

11

Issue Three: State Farm Worker Housing.

- The State allows and permits temporary farm worker housing that overrides local land use regulations.
- Local review is limited to only height, setback, and road access requirements.

12

Policy Options

A. Add Temporary Worker Housing, Licensed by State law by to the land use tables and adopt performance standards.

B. No Change.

Planning Commission
Discussion: Issue Three

13

**Rural Residential Cluster
Development**

14

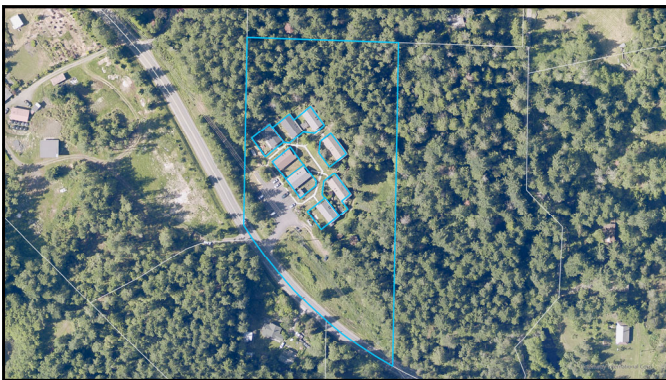
SJCC 18.60.230 Rural Residential Cluster Development



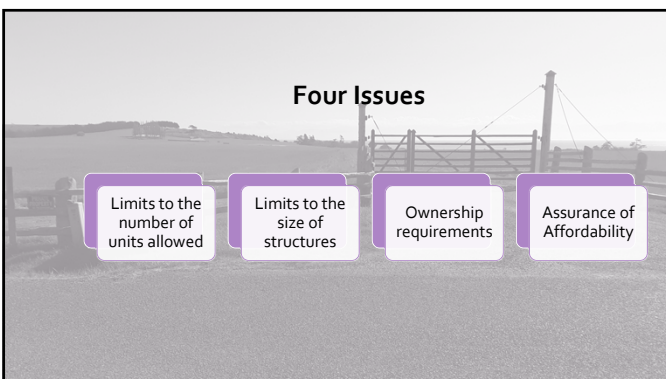
15



16



17



18

Issue One: Limits to the number of units allowed

- The development code currently allows **8 dwelling units** per cluster
- SJC adopted a policy in the 2009 Housing Element, stating that **12 dwelling units** should be allowed
- Homes for Islanders docket request: **increase** allowed dwelling units from **8 to 12 units** per cluster development to reflect the 2009 housing policy

19

Issue One Staff Recommendation: Update SJCC 18.60.230(C)(5)(b) to allow a maximum of twelve dwelling units in rural residential clusters

- Increases flexibility for developers, which could result in more affordable housing units to serve low- to middle-income households in the County
- Creates minimal long-term additional impact on rural character because caps on the number of units per decade are unchanged
- Will make our housing policies and development code agree

20

Issue Two: Limits to the size of structures

- The development code limits the floor area of structures (incl. accessory structures) to **1,500 sq. ft.** per dwelling
- Homes for Islanders requested a code change to increase the allowed square feet for dwelling units (not incl. accessory structures) to **1,750 sq. ft.**

21

Options

A: increase the maximum allowed sq. ft. for cluster dwellings to 1,750 sq. ft., not including accessory structures. [Homes for Islanders request]

B: increase the maximum allowed sq. ft. for cluster dwellings to 2,000 sq. ft., *including* accessory structures.

C: No Change

22

Issue Three: Ownership requirements

- Cluster development code: project site must be owned by a public agency, or by a business or nonprofit corporation in the business of providing affordable housing.
- Affordable housing code: any developer may create affordable housing if they meet the development standards
- Should any developer that meets the cluster code and affordable housing requirements be allowed to build clusters?

23

Options

A: Allow any developer to build cluster developments according to the standards in SJCC 18.60.230

B: No change

24

Issue Four: Assurance of Affordability

- The cluster development code: restrictive easements required
- The affordable housing code: four options for assuring affordability
- Homes for Islanders Docket request: remove restrictive easement requirement to allow developers to choose any of the four options in the affordable housing code

25

Options

A: Amend the cluster development code to require developers to demonstrate assurance of affordability by some but not all the options listed in the affordable housing code.

B: No Change

26

18.60.260

D. Long-Term Affordability. In order to qualify as affordable housing, housing must provide assurance of affordability to applicable income groups for at least 50 years for ownership housing and 20 years for rental housing by one or more of the following methods:

1. Ownership of land or land and structures by a public agency or nonprofit housing provider;
2. Granting of a restrictive use easement in a form specified by the County for the portions of the site encompassing the affordable units to San Juan County for the purpose of affordable housing development;
3. In the case of rental housing only, the units are subject to a contract with a housing provider which assures their affordability for a minimum of 20 years; or
4. Housing which because of its size, location, amenities, restrictions on development or use, or other characteristics, has been specifically determined by resolution of the board of County commissioners to be affordable.

E. Permanently Affordable Housing. In order to qualify as permanently affordable housing, housing must provide assurance of affordability to applicable income groups for at least 99 years by one or more of the following methods:

1. Ownership of land or land and structures by a public agency or nonprofit housing provider with assurance of affordability for at least 99 years;
2. Granting of a restrictive use easement in a form specified by the County for the portions of the site encompassing the affordable units to San Juan County for the purpose of affordable housing development;
3. Housing which because of its size, location, amenities, restrictions on development or use, or other characteristics, has been specifically determined by resolution of the board of County commissioners to be permanently affordable.

27

Accessory Dwelling Units (ADUs)

28

San Juan County Code (SJCC) 18.20.010 "A" definitions:

"Accessory dwelling unit (ADU)" means a living area that is accessory to the principal residence, located on the same lot, and that provides for sleeping quarters, kitchen, and sanitation facilities. An ADU may be internal, attached or detached.

29

General ADU Issues

- ADUs are typically smaller dwellings and potentially affordable housing in rural areas.
- Opponents of ADUs worry that they might have adverse impacts to rural character and rural density.
- GMA does not mention ADUs but aims to reduce sprawl and encourage the availability of affordable housing.

30

Current ADU Regulations

- The lottery system currently in place is the result of an appeal.
- The primary concern was inappropriate rural density and impacts to rural character.
- The public often suggests that the lotter and other ADU regulations limit affordable housing options.

31

32

Two Issues

Allow ADUs not subject to the lottery, provided they are permanently restricted for affordable housing.

Allowing the separate sale of ADU and primary residence, provided the underlying land remains in the same ownership (Docket Request 19-0001).

33

Issue One: Allow ADUs not subject to the lottery, provided they are permanently restricted for affordable housing.

- This is a strategy identified in the County's Affordable Housing Workgroup Strategic Action Plan;
- Concerns about sprawl and demand for affordable housing; and
- Permanent and long-term affordable housing requirements are established in SJCC 18.60.260.

34

Policy Options

Planning Commission Discussion: Issue One

A. Allow ADUs, provided they are restricted as permanently affordable housing.

B. No Change.

35

Issue Two: Allowing the separate sale of ADU and primary residence, provided the underlying land remains in the same ownership (Docket Request 19-0001).

- Requested by OPAL Community Land Trust during the 2019 Docket;
- Would allow an ADU to be sold separately from a principal residence, without the underlying land, subject to affordability requirements; and
- Community land trusts typically sell improvements without the underlying land to reduce the sale price by removing the cost of land.

36

Planning Commission
Discussion: Issue Two

Policy Options

A. Amend SJCC 18.40.240 Accessory dwelling units (ADUs) as proposed in Docket Request 19-0001.

B. No Change.

37

Vacation Rentals

38

San Juan County Code (SJCC) 18.20.220 "V" definitions:

"Vacation rental of a residence or an ADU" means a single-family residential unit or an accessory dwelling unit that is rented (for periods of less than 30 days).

39

Land Use Policy 2.2.A.12

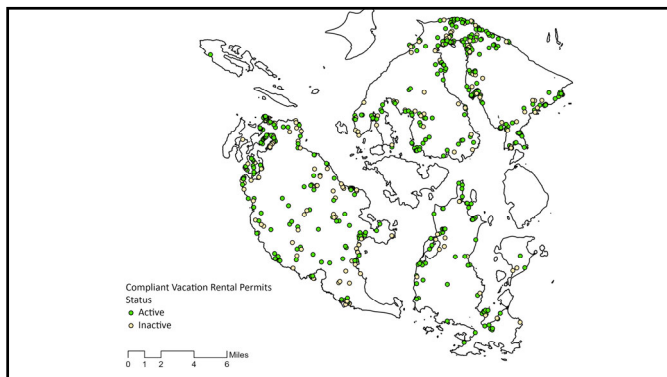
Vacation rental (short-term, i.e., of less than thirty days) of a principal, single-family residential unit or an ADU should be subject to standards similar to those for hospitality commercial establishments but should be classified as a residential use for purposes of land use regulation.

40

General Vacation Rental Issues

- Vacation rentals might occupy dwelling units that could be affordable long-term rentals.
- Concern about the negative impacts to neighboring property owners.
- Most visitor accommodations are vacation rentals. They are a major component of the tourist economy.

41



42

SJCC 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs). Some of the key regulations are:

- Outside of UGAs, only one vacation rental is allowed per property;
- Vacation rental is not allowed in an ADU permitted after 2007; and
- The number of guests is limited to two per bedroom plus an additional three people.

43

SJCC 18.40.275 Vacation rental of residences or accessory dwelling units (ADUs). Some of the key regulations are:

- Rules of conduct that address impacts to neighboring property owners are required;
- Vacation rental operators must annually certify compliance with their permit conditions; and
- Vacation rentals cannot be advertised without an active permit and the permit number must be included in any advertisements.

44

Two Issues

Limiting the number of vacation rentals allowed.

Should vacation rentals be limited in UGAs to avoid overconcentration of vacation rentals and to promote availability of long-term rentals?

45

Issue One: Should the number of vacation rentals be capped or limited to prevent over-tourism?

- The current regulations do not limit the number of vacation rentals.
- As of April 30, 2020, there are 963 permitted, 632 permits are compliant, 430 are active, and 202 are inactive .
- Some members of the public have suggested a limit.

46

Policy Options

Planning Commission
Discussion: Issue One

- Limit new permits for vacation rental of residences to no more than X annually.
- Limit the total number of vacation rental permits allowed to the total number permitted when the new regulations are adopted.
- Limit the number of permits allowed by island to no more than the number permitted at the time the Plan is adopted.
- Limit vacation rentals to parcels with a minimum lot size of X acres.
- No change. Do not establish a limit to the number of vacation rentals during the Plan update.

47

Issue Two: Should vacation rentals be limited in UGAs to avoid overconcentration of vacation rentals and to promote availability of long-term rentals?

- UGAs have denser neighborhoods, increasing impacts to neighboring property owners.
- ADUs permitted before 2007 and any ADUs in UGAs can be vacation rentals.
- ADUs are smaller dwellings that can be more affordable.
- Limiting vacation rentals in ADUs could make more units available for long-term rental.

48



49

Planning Commission
Discussion: Issue Two

Policy Options

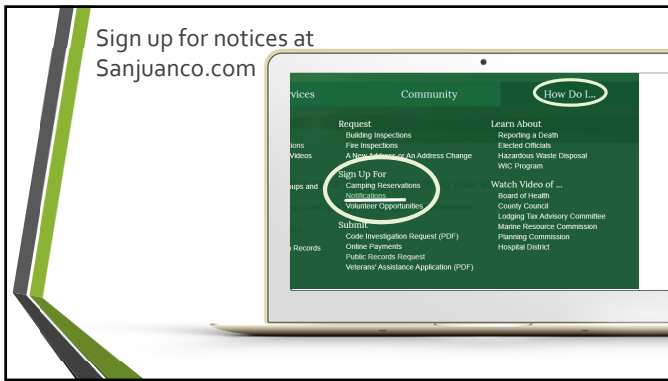
- A. Prohibit new vacation rentals in Accessory Dwelling Units and limit them to one per property in the Urban Growth Area.
- B. Allow vacation rentals in commercial designations but prohibit them in all residential designations in UGAs.
- C. No change.

50

Public Comments

Comments are posted on the website and provided to the Planning Commission and County Council.

51



52



53
