



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | Fax (360) 378-3922
dcd@sanjuanco.com | www.sanjuanco.com

RESCINDED SEPTEMBER 2023 - NEVER IMPLEMENTED BY COUNTY COUNCIL

POLICIES/PROCEDURES/INTERPRETATIONS

Eastsound Parking Credit Policy

Erika Shook, AICP 
Director of Community Development

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LUP-2020-04_ESSAP Parking

ISSUE:

Eastsound subarea plan parking credit regulations found in SJCC 18.30.630 do not address parking credits for the loss of private on-site parking spaces resulting from a dedication of right of way. However, general county code for parking credits in Activity centers (SJCC 18.60.120.D.1) does grant parking credits to the property owner for the loss of private on-site spaces resulting from the dedication of road right-of-way.

POLICY:

Within Eastsound the Director shall administer parking credits using the methodology provided in SJCC 18.60.120.D.1, specifically property owners shall be granted one parking space required under SJCC 18.30.630 Table 22 for each private on-site parking space eliminated as a result of the dedication of right-of-way for parking.

In determining the parking spaces eliminated, only existing spaces that meet the minimum dimensional standards of SJCC 18.30.630.A.4 will be considered a parking space for the purpose of granting parking credits.

BACKGROUND:

Eastsound is an activity center. The general code requirements for Activity centers are found in SJCC 18.30.030. According to Note 4 of this code section, the general code requirements for Activity centers apply unless there is a conflict with an adopted subarea plan with more specificity.

4. *Activity center and subarea plans provide alternative and more specific policies and regulations for some areas. In case of conflict, the regulations of the activity center or subarea plan shall prevail.*

Parking credits are addressed by the general regulations at SJCC 18.60.120.D.1 and they are also addressed by the Eastsound subarea plan regulations in SJCC 18.30.630.A.8 and A.9. These two sections do not conflict with each other. However, SJCC 18.30.630.A.8 & 9 do not address parking credits for the loss of off-street parking. Since SJCC 18.60.120.D.1 contains more specific requirements than the subarea plan regulations regarding the loss of off-street parking, it applies.