

SAN JUAN ISLANDS

REAL ESTATE TAB | JUNE 2023

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View Home with Hangar
Business in Town
Cozy Cottage in the Forest
~ and more ~



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STATE PASSES NUMEROUS HOUSING BILLS - AFFORDABLE HOUSING SOLUTIONS

Our State's Legislative Team during this recent session passed numerous bills that will benefit individuals in desperate need of affordable housing. These bills have now been signed by the Governor and will be set into motion this year. **These bills will aid San Juan County in addressing our local affordable housing issues.**

As I have written in the past, we could use future Accessory Dwelling Units ("ADU") as a method of addressing affordable housing in our community. **House Bill 1337** makes it easier to build ADUs in urban growth areas. The bill requires cities and counties to adopt zoning and development regulations allowing ADUs. In addition, there is no owner occupancy requirement and allows jurisdictions to restrict the use of ADUs for short-term rentals.

These ADUs could be rented out to members of our community needing housing. As the ADUs do not offer as much privacy or size as a single-family dwelling, their rents will be lower and more affordable. The rental income will also benefit the property owners as some of our citizens struggle financially.

House Bill 1110 requires certain GMA planning cities, based on size, to allow the construction of middle housing types such as duplexes, triplexes, fourplexes, and townhomes within residential zoned areas. Similar to our Rocky Bay Affordable Housing complex on Roche Harbor Road, or the complex off Leeward Lane. However, this regulation may allow the private sector to construct similar complexes not just the Government backed programs. There are some population requirements, and our County may not qualify; however, if our County desired to change the zoning to allow for some multi-family structures in certain neighborhoods within residential zoned areas, it may be possible.

House Bill 1042 enables the creation of housing in existing, under-utilized buildings in areas zoned for commercial and mixed-uses and provides limits on a local jurisdiction's ability to approve and condition such projects. It also provides direction to the State Building Code Council to waive the energy code for unchanged portions of an existing building but requires new dwelling units comply with the current energy code.

San Juan Island may have some commercial zoned buildings that are under-utilized. Of course, town would be the deciding factor for most of these commercial zoned properties; however, if they would approve the use, the private sector would most likely have interest in a project to create more affordable rental housing in town. This would not necessarily have to be a government funded program.

I love the purpose of **SB 5290**. This legislation provides **project permit streamlining** requirements, creating efficiencies and predictability for both non-profit and for-profit builders. Key components include: 1) Permit processing improvements, including timeframe for project application completeness for review and permit application review time periods; 2) Requirement for jurisdictions to submit an annual performance report for housing permit applications as listed permit types to Commerce and post on the jurisdiction's website; 3) Options for actions to further streamline permit processes; 4) Commerce to develop a consolidated permit review grant program for eligible local governments; and 5) Commerce to convene a digital permitting process work group.

If you have applied for a construction permit in the last 3 years, you understand the importance of **SB 5290**. Some counties are considering sub-contracting out their permit approval process to qualified service providers in order to expedite the process. Is that an option here?

Conclusion:

Washington State ranks 50 out of 50 states for the number of housing units as a ratio to the number of families. We can expect continued population growth for the State and some of those people will relocate to San Juan County. It might be a weather migration or just a State Income Tax Avoidance...

To continue reading
State Passes Numerous Housing Bills - Affordable Housing Solutions

please visit our website:

<https://www.sanjuanislandslifestyle.com/blog>



SUNNY HOME ON ACREAGE
\$759,000 - MLS #2026337



VIEW HOME WITH HANGAR
\$1,650,000 - MLS #2022214



REDUCED

WESTSIDE VIEW LOT
\$695,000 - MLS #2047971

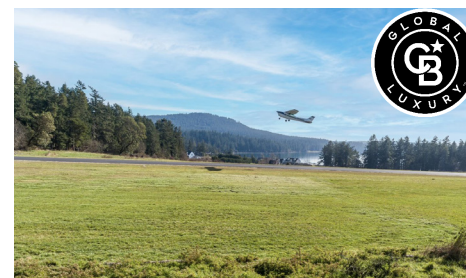


PETROLEUM BUSINESS WITH 3 LOCATIONS
\$800,000 - MLS #1808687



REDUCED

VALLEY VIEW ACREAGE
\$349,000 - MLS #2046800



LOWEST PRICED SALT WATERFRONT HOME
\$850,000 - MLS #1974364



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RARE ACREAGE | MLS #2050420 | \$1,695,000

Rare water view acreage within walking distance to Roche Harbor. Two spectacular side-by-side 5 +/- acre parcels ideally located for both privacy and easy access with southwest-facing water views across Westcott Bay, open sunny meadow, plus wooded areas. Each parcel has water, power, phone, and a 4-bedroom septic design. High speed fiber in road. Perfect for vacation rentals with all day sun on a quiet cove and an easy walk or bike ride to the Roche Harbor airstrip, marina, shops, and restaurants.



WATER VIEW ACREAGE | MLS #1959918 | \$895,000

Spectacular views across masses of water to many islands, plus big views of Mt Baker, on approx. 6.4 acres, including half interest in a well, a 4-bedroom septic permit, utilities close to the building site, a portion of a beautiful pond, and level wooded and steep ground. The ideal building scenario is a garage/shop with an elevator leading to a second story that accesses the moss covered peak. The property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.



BUSINESS IN TOWN | MLS #2061224 | \$45,000

Ship to Shore is a wonderful new boutique located in Friday Harbor on San Juan Island, offering women's clothing and accessories, bath care, and home goods. Inventory, store fixtures, and retail pos system are included. Beautifully remodeled space with a great location on the main street. This could be the perfect opportunity for growth by adding an on-line presence.



WATERFRONT ESTATE | MLS #1977734 | \$5,950,000

One Of The Most Spectacular Waterfront Properties In All The San Juan Islands! 2 Acre West Side Estate on a point; 900 ft medium-low bank WF; Breathtaking views of the Straits, the Olympic Mtns, Canada, whales, marine traffic, sunsets, and the lights of Victoria. 3450 sf, 3 bed, 2.5 bath main home. Two 600 sf cottages with baths. 3-bedroom septic allows for in-house or detached office/bedrooms. 1248 sf garage-shop-exercise-office; treehouse; extensive landscaping; 2 fenced gardens, heated greenhouse; chicken run; high quality water de-sal plant with 30,000 gal of storage; 20KW backup generator. Gift yourself the generational experience of this leasehold property with 72 years remaining. What would a \$6M yacht be worth in 10 or 20 years?



SOLD

HOME IN TOWN | MLS #2028814 | \$595,000

Lovely home in town with 1188 sf, 2 bedrooms, and 1.5 baths. A covered front porch and covered back deck are perfect places to settle for a morning coffee or an evening refreshment. Includes fully fenced back yard, raised bed garden, low maintenance landscaping, and a 1-car attached garage.



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REDUCED
SERENE PARADISE RETREAT CENTER ON 20 ACRES
\$1,590,000 - MLS #1995115

This serene paradise is a Buddhist retreat center on 20 acres graced with madrona, native fir trees, & rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor & tile floors, & a full wrap-around deck. By appointment.



PENDING
NORTHWEST WATERFRONT CABIN ON THE SHORES OF NEIL BAY
\$1,295,000 - MLS #2062344

NW waterfront cabin compound nestled on the shores of Neil Bay with dock! Walking distance to world class Roche Harbor resort & marina! This turnkey vacation rental is the perfect island getaway. Stairs down the medium back shore & to the beach lead to your private dock! Updated & full of charm, this popular rental has 2 adjacent cabins.



SOLD
CUSTOM CRAFTSMAN HOME ON 10+ ACRES
SOLD FOR \$1,480,000 - MLS #20530968

Thoughtfully designed & beautifully constructed, this 2018 custom Craftsman home on 10+ acres has 180° views of West Valley, Young/Mitchell/Cady Mtns, & Brown Lake. Two bdrms, 2-bath one level home provides easy access. Delightful courtyard with water feature greets you. Vaulted ceiling and skylights create light-filled ambiance. Southern exposure with 29 rooftop solar panels. Gourmet kitchen & high end finishes.



REDUCED
COZY COTTAGE IN THE FOREST
\$659,000 - MLS #2050966

Perfect cozy getaway NW home in the woods! Open floor plan offers 2 bedrooms & light filled loft with a nice second floor water view. Full bath with tiled bath surround. Great room with deck, kitchen with propane stove, hardwood, & laminate floors, heat with pump with AC, convect air panel, & wood stove for backup. Detached dual purpose garage /shop with loft & tons of storage. Private location near town on over 2 acres.



NEW
SPECIAL OCTAGON CUSTOM HOME ON 9.9 +/- ACRES
\$1,150,000 - MLS #2074988

Peaceful & serene, this special octagon custom home on 9.9 +/- acres is graced with towering old growth oaks, fir & wildflowers. Amazing south facing forever views of Olympics, Mt Rainier, Straits, & San Juan Island. This stunning light filled retreat is bordered by conservation land & near Land Bank. Over 3770 SF, 3 bedrooms, 1 3/4 bath, yoga/retreat room, second kitchen, open floor plan, & hardwood floors.



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MEDIUM BANK WATERFRONT ACREAGE WITH NEW HOME - \$2,195,000 - MLS #2051179

Brand new 1,997 +/- sq ft home on 1.98 park like acres. Medium bank waterfront with stairs to a beautiful beach. 3 bedrooms, 2.5 baths, 32 solar panels, concrete floors with in-floor heating, quartz countertops, farmhouse kitchen sink and generator. Detached 858 +/- sq ft garage. Fiber hook up, private well with 3000-gallon storage tank, and 4-bedroom septic system. Private lane ending at water.



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