

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No. 21-106, RELATING TO GROWTH MANAGEMENT; AMENDING DEVELOPMENT REGULATIONS IN CHAPTERS 30.24 AND 30.41 SCC PERTAINING TO ROADS AND ACCESS

Description This is a non-project proposal to modify the development regulations pertaining to roads and access to: promote access for emergency fire responders and apparatus, remove the need for a variance request to develop private road networks within proposed subdivisions or short subdivisions in urban areas, allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision, and promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development

Date: December 9, 2021

Staff Contact: Amber Piona, Planner, amber.piona@snoco.org

	Place an "X" in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets			X		The proposed amendments will not affect housing capacity or targets
Cost of Housing Development:					
<ul style="list-style-type: none"> Infrastructure 				X	The proposed amendments may have a mixed effect on infrastructure. The amendments would require that the minimum driving surface width for fire lanes not include pedestrian facilities, leading to wider roads. The amendments also would remove the requirement that pedestrian facilities must be separated from the roadway in rural cluster subdivisions, which could reduce the cost of infrastructure.

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

• Site			X		The proposed amendments will not affect the cost of housing sites.
• Building const.			X		The proposed amendments will not affect building construction.
• Fees		X			The proposed amendments may reduce fees through eliminating the variance requirement for private road networks.
• Yield				X	The proposed amendments may have a mixed effect on housing yield through changes related to the width of roadways. The amendments would require that the minimum driving surface width for fire lanes not include pedestrian facilities, leading to wider roads. Wider roads could potentially reduce housing yield in a subdivision. The amendments also would remove the requirement that pedestrian facilities must be separated from the roadway in rural cluster subdivisions. Pedestrian facilities that are included in a wide shoulder reduce the roadway width and could potentially increase housing yield.
Timing		X			The proposed amendments would remove the variance requirement if an applicant proposes a private road network instead of a public road for a proposed subdivision, instead promoting the authority of the county engineer to determine the type of roadway required. Removing the variance request would streamline the timing for housing development.
Jobs					
Capacity/Targets			X		The proposed amendments will not affect job capacity or targets

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Cost of Commercial or Industrial Development:					
• Infrastructure			X		The proposed amendments will not affect the cost of infrastructure for commercial or industrial sites.
• Site			X		The proposed amendments will not affect the cost of commercial or industrial sites.
• Building const.			X		The proposed amendments will not affect the cost of building construction for commercial or industrial sites.
• Fees			X		The proposed amendments will not affect industrial or commercial development fees.
• Yield			X		The proposed amendments will not affect the yield of industrial or commercial development.
Time to Create Jobs			X		
# Family Wage Jobs			X		

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