

Adam Zack

From: Erika Shook
Sent: Wednesday, October 18, 2017 1:10 PM
To: Comp Plan Update
Subject: FW: 2036 Comprehensive Plan Update Land Capacity Analysis Methodology

From: Jim Jonassen [mailto:JOJ@nbbj.com]
Sent: Wednesday, October 18, 2017 12:31 PM
To: joe symons <joesymons@me.com>; John Campbell <jmc779@rockisland.com>; Fred Klein <freddythek10@gmail.com>; Charles Carver (lefthandhorticulture@gmail.com) <lefthandhorticulture@gmail.com>; Walt Corbin <wcorbin@rockisland.com>; Eleanor Hoague <echoague@gmail.com>
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Subject: RE: 2036 Comprehensive Plan Update Land Capacity Analysis Methodology

In addition to John Campbell's concerns, Colin, the proposed methodology for assessing Commercial capacity from historic development FAR (p.15, lines 9-12, p.17, lines5-7) is dubious, at least in Eastsound VC zoning. Our layout studies showed a significantly higher development potential which accounted for parking, design standards and zoning constraints. The one thing missing from our studies was the accommodation of on-site sewage holding requirements which might reduce our numbers slightly on smaller sites.

Much of past development was conversion of dwelling units. With current land pricing in this zone, new development will surely seek the highest density allowable or close to it.

From: joe symons [<mailto:joesymons@me.com>]

Sent: Wednesday, October 18, 2017 9:31 AM

To: John Campbell <jmc779@rockisland.com>; Fred Klein <freddythek10@gmail.com>; Jim Jonassen <JOJ@nbbj.com>; Charles Carver (lefthandhorticulture@gmail.com) <lefthandhorticulture@gmail.com>; Walt Corbin <wcorbin@rockisland.com>; Eleanor Hoague <echoague@gmail.com>

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Subject: Re: 2036 Comprehensive Plan Update Land Capacity Analysis Methodology

As usual, you (John Campbell) are to be commended for attempting to read and deconstruct this

<http://sanjuanco.com/DocumentCenter/Home/View/13229>

document.

I have attempted to read it, but not at midnight. Where you get your horsepower is a true wonder to me. If you have a secret supply, I would hope you'd share it. (Perhaps it is steam power).

The document cited above, the "Land Capacity Analysis" methodology, is essentially unreadable to me. I believe it fully meets "planning-speak" but could only be properly interpreted and assessed by someone with considerable experience and training in planning vernacular and experience.

I glean from it that it conforms to the technical requirement of dealing with the 20 year planning horizon and does not (nor will not) offer information and insight into buildout. Further, it does not nor apparently will not examine the intelligence, wisdom and implications of a density map that all agree was constructed by non-professionals almost 40 years ago and is seriously flawed. It takes the existing density map, as twisted and contorted as it evolved consequent to our wrenches-in-the-gears lawsuits, as given.

Again, I claim technical inability to grok this document. I do not see any relationship of this methodology to the vision statement, to actual GMA requirements, or to carrying capacity or sustainability issues (to include climate disruption impacts). Land is land, irrespective of water, ferry service, taxes to pay for this, relevance to intelligent density designations, community preferences, etc.

Further, the methodology specifically excludes population impacts from part time property owners and tourists. Perhaps more accurately stated, it discounts capacity for residents to accommodate non-residents. While this may be technically appropriate, it does not offer any discussion as to whether residents "want" this market-driven force to continue w/o conversation or consideration. It does for part-time property owners (let's not call them residents) and tourists what it does re density: just assume it is an independent variable off the conversational table.

It should be noted that there is also no meaningful conversational table in the entire process. There is the formal "testify at hearings" process which has clearly been shown over the past decades, absent a room full of angry pitchfork carrying residents, to be pro forma and irrelevant.

The wrench in the gears option of challenging the plan, once signed, is an option that is truly undesirable.

Ordinary (read: untrained as professional planners) citizens with busy lives should be presented with information that is easily understood and in context with the largest issues facing the county. Simple land capacity analysis examples should be offered in this document, and via workshops, to help guide and clarify what this complex language really means.

As previously stated, I am marginally qualified to understand, interpret and evaluate this document; at the same time, given my experience and background with the Comp Plan process over the previous 25 years, I imagine I'm one of the few in the county who would even attempt to understand this. If I don't get it, armed with a doctorate in urban geography and having taught at an urban studies institute, is it fair to assume my neighbor will?

Others, like John Campbell, Fred Klein, Jim Jonassen and surely more, who have the professional experience to fillet this open in a way understandable by the community, should be invited to share their knowledge and wisdom on this topic. The title alone should be changed from "Land Capacity Analysis" to something like

“Where we are going, when, by whom, and why”, and the document expanded to include what the actual on the ground implications of this are in environmental, economic and community quality terms.

Joe Symons

for context information, see KeepSanJuansWild.org

On Oct 18, 2017, at 12:17 AM, John Campbell <jmc779@rockisland.com> wrote:

Dear Colin, The proposed Land Capacity analysis promises to be both comprehensive and absolutely inscrutable. Do you still have a copy of Martin Blackman’s analysis from 2007? That was a very good one, I thought. My first collision with comprehension in the new Methodology was on page 10 where I read that:

*5. Parcels in these land use designations will be considered vacant and sub-dividable if they meet the following criteria: a.....
b. The ratio of allowed density to parcel size is (less than) 0.5.*

That looks like a non sequitur. Density is measured in units/acre; parcel size is measured in acres or sf. **Do you(they?) mean minimum lot size divided by the lot area? Sf/sf or Acres/acres?**

Then on page 21: **Seasonal/Recreational Home Factor** we read that “.....Recent comparisons of the population increases and finalized residential building permits indicate that between 2010 and 2016 approximately one and one half housing units were built for each new resident. An additional deduction of25% of the gross housing capacity will be deducted to account for the recreational home market.”

Why 25%? If 2/3 of all new units are for recreational use the deduction should be 66% to provide for the actual growth of residents.

In considering all of the above, I am still imagining that Eastsound will be sized to accommodate ½ of the Orcas Island growth in accordance with Ordinance 13-2005 which got the County GMA Compliant again. How are we coming on that subject, I have not seen any statistics so far? Ditto Friday Harbor where HFI has gotten itself into a dreadful pickle due to the lack of available land. But I wander.

.....jmc

From: Colin Maycock [<mailto:Colinm@sanjuanco.com>]

Sent: Tuesday, October 17, 2017 4:21 PM

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Cc: Linda Ann Kuller <lindak@sanjuanco.com>; Adam Zack <adamz@sanjuanco.com>

Subject: 2036 Comprehensive Plan Update Public Comment Map Tool

Hello,

The link below will take you to a new interactive tool on the County's website. The tool allows you to attach comments to specific geographic areas in the County that might be considered in updating the Comprehensive Plan goals, policies, actions and strategies.

<http://www.sanjuanco.com/1079/Comprehensive-Plan-Update>

Please give it a try. If you find it useful, please forward the link other interested folks.

Respectfully,
Colin

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carpe diem