

Adam Zack

From: Erika Shook
Sent: Wednesday, October 18, 2017 12:36 PM
To: Comp Plan Update
Subject: FW: 2036 Comprehensive Plan Update Land Capacity Analysis Methodology

From: Fred Klein [mailto:freddythek10@gmail.com]
Sent: Wednesday, October 18, 2017 12:26 PM
To: Erika Shook <erikas@sanjuanco.com>
Cc: John Campbell <jmc779@rockisland.com>
Subject: Fwd: 2036 Comprehensive Plan Update Land Capacity Analysis Methodology

Erika...I echo John Campbell's comment on the Land Use Capacity methodology as follows:

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?

Erika...As I recall, you once said that a Land Use Capacity Analysis of Eastsound would be done as a test of the methodology before attempting one county-wide...Is that still your intention?

Best,

Fred