

Adam Zack

From: Erika Shook
Sent: Thursday, November 30, 2017 4:42 PM
To: Adam Zack
Cc: Linda Ann Kuller
Subject: FW: SJC Comprehensive Plan - Request to Adjust UGA Boundary for Fishing Bay Short Plan
Attachments: Request for UGA Boundary Adjustment - Fishing Bay Short Plat.pdf

Land use element

From: Foster Hildreth [mailto:foster.hildreth@icloud.com]
Sent: Thursday, November 30, 2017 4:37 PM
To: Erika Shook <erikas@sanjuanco.com>
Cc: Mike Thomas <miket@sanjuanco.com>; Rick Hughes <rickh@sanjuanco.com>
Subject: SJC Comprehensive Plan - Request to Adjust UGA Boundary for Fishing Bay Short Plan

Hi Erika,

Attached please find a formal SJC Comprehensive Plan adjustment request from the Hildreth family.

Thank you for everything you folks do for our wonderful island environment.

Foster Hildreth
95 Marguerite Road
Eastsound, WA 98245
(360) 622-6339 cell

Foster and Chantelle Hildreth
95 Marguerite Road, Eastsound, WA 98245
(360) 622-6339 cell

November 30, 2017

Ms. Erika Shook, Director
San Juan County Community Development
135 Rhone Street
Friday Harbor, WA 98250
(360) 378-2354

Dear Ms. Shook:

During the comprehensive plan review process, my wife and I wish to formally request that San Juan County re-categorize the four residential parcels contained in Eastsound's Fishing Bay Short Plat ("Fishing Bay Short Plat") as Eastsound UGA (from Eastsound Subarea – Rural Residential 1 unit/5 Acres) and be included in the adjoining Eastsound Residential 2/acre designation (from Eastsound Rural Residential 1 unit/5 acres) and be included in the Eastsound Sewer and Water District (LID). See attached exhibits #1 and #2. Note the existing westward edge of the Eastound UGA boundary serves as the easterly demarcation point for Fishing Bay Short Plat.

At the time that the UGA boundary was delineated (in 1981 and again in 1994), the ~6 acre parcel that now makes up the Fishing Bay Short Plat was not subdivided into the current four parcels. In ~ 2004, the property (Fishing Bay Short Plat) was subdivided and resulted in four parcels sized as 1.3 acres, 1.7 acres, 1.8 acres, and 1.4 acres, well below the current 1 unit per 5 acres designation of Eastsound Rural Residential. I am not aware of the particulars for why this parcel was allowed to be subdivided without re-designating the area from Rural Residential to Eastsound UGA. The original parcel should NOT have been subdivided into parcels dramatically less in size that the current land use designation of 1 unit per 5 acres if the goal was to keep the area as Rural Residential.

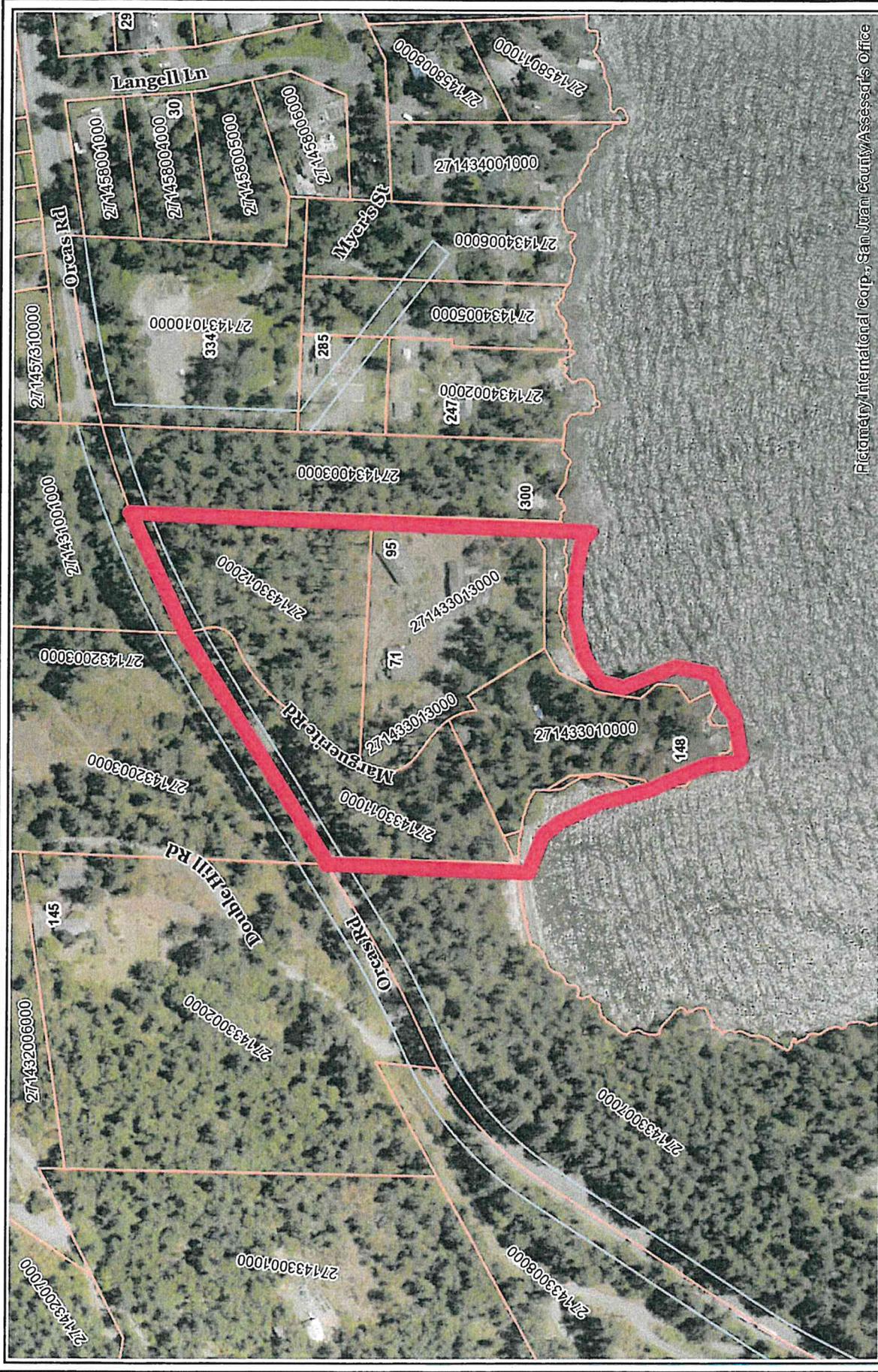
As SJC Eastound Subarea Plan document (Chapter 16.55) describes, tighter density requires shared services (water, sewer, fire protection, etc.) to keep our island environmental safe and healthy. Considering housing density, small parcel sizes, lack of rural symmetry, close proximity to Eastsound Village, environmental runoff concerns, etc., it's more appropriate to designate these parcels within the Eastsound UGA and serve them more effectively with shared services. Please note that Fishing Bay Short Plat is currently served by Eastsound Water, and has fire protection (hydrant) and Eastsound Sewer in very close proximity. Additionally, since Fishing Bay Short Plat is already served by Eastsound utilities (i.e. Eastsound Water), our properties should be considered within the UGA for both practical and future planning purposes (GMA capacity requirements).

At the moment, only two of the four lots have been developed, including septic systems with drain fields. While we have a certified and safe septic system, we don't believe there is enough land in the Plat for four separate septic systems. For the long-term health and environmental stewardship of our sensitive shoreline location, we want the opportunity for ourselves and our neighbors to hook up to Eastsound Sewer services.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Foster and Chantelle Hildreth". The signature is stylized and includes a long, sweeping horizontal line that extends to the right.

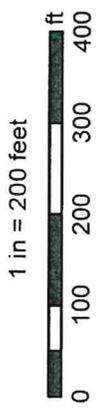
Foster and Chantelle Hildreth



Pictometry International Corp., San Juan County Assessor's Office



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for survey accuracy. The information represented on this map is subject to change without notice.



Additional UGA Boundary #2

