

## Adam Zack

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**From:** joe symons <joesymons@me.com>  
**Sent:** Wednesday, August 22, 2018 6:28 PM  
**To:** Fred Klein; Timothy P. Blanchard  
**Cc:** Comp Plan Update; DL - Council  
**Subject:** SJC non conforming parcels map  
**Attachments:** Density Calculations Non Conforming.pdf

There are 17200 parcels in SJC. Of these, 13795 are in rural and resource lands (that's 80%). Of all parcels, 10,223 are non-conforming (that's 74%, county wide). For rural and resource lands only, 9750 (9750/13795, or 70%) of parcels are non conforming. Of these non-conforming 9750 rural/resource lands parcels, 3361 are considered "undeveloped" using a building value of <\$10,000 (that's 34%) or 4408 parcels (that's 45%) if the building value <\$50,000. At 2 people per home, the development potential for non-conforming parcels alone is over 6700 new residents (at the 10k building value "bright line").

If 70% of San Juan County's rural lands parcels are non-conforming, and at least a third of those (or almost a half, depending on the definition used to define "development") can under current definitions of "reasonable use" have a new residence, isn't that worthy of a comprehensive community conversation to discuss the implications of these legally-grandfathered but tiny parcels as to carrying capacity, vision, GMA guidelines?

Then there is the average rural lands density for these parcels. The average parcel size of the existing 9750 non-conforming parcels is 2.4 acres; at buildout (whereby an additional 3814 SFR's could be constructed), the average parcel size of non-conforming parcels is 1.72 acres. For perspective, the current average parcel size of ALL rural and resource lands parcels is 6.82 acres; at buildout the average parcel size is 4.31 acres

Not so rural, eh?

As you know, I'm in conversation with the Assessor regarding DCD's current determination that a parcel with a building value >\$10,000 is considered to have a livable home and therefore is not available for development, and thus would not be added to the total buildout number. I believe this number is too small. A barn, pump house or shed on a parcel might have a building value >\$10k yet be able to be "developed" (i.e., have a single family residence or SFR); the 10K value for determining development potential needs to be justified.

As a reminder during these hot smoky August dog days, none of the above discussion involves the significant impact of visitors.

Joe Symons  
Olga WA

the attached map was generated from SJC GIS parcel data and created by Dean Dougherty, SJPT lands manager and GIS master. It excludes information for activity centers; it only looks at parcels in rural and resource lands.

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carpe diem

San Juan County Rural Density Non Conforming Parcels  
Colored Parcels are Non Conforming - 10,223 Parcels  
Dark blue parcels are Non Conforming and Undeveloped (building value < \$10000) - 3,361 Parcels

