

## Adam Zack

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**From:** Erika Shook  
**Sent:** Wednesday, June 12, 2019 8:50 AM  
**To:** Comp Plan Update  
**Subject:** FW: Eatsound Village Core Gross Developable Land Inventory June 2019  
**Attachments:** LCA Anomolies spread sheet.xlsx; ATT00001.htm

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**From:** Rick Hughes <[rickh@sanjuanco.com](mailto:rickh@sanjuanco.com)>  
**Sent:** Tuesday, June 11, 2019 6:33 PM  
**To:** Erika Shook <[erikas@sanjuanco.com](mailto:erikas@sanjuanco.com)>; Mike Thomas <[miket@sanjuanco.com](mailto:miket@sanjuanco.com)>  
**Subject:** Fwd: Eatsound Village Core Gross Developable Land Inventory June 2019

FYI

Rick Hughes  
San Juan County Council  
Orcas/Waldron Island  
District #2  
[Rickh@sanjuanco.com](mailto:Rickh@sanjuanco.com)  
360-472-0253

Begin forwarded message:

**From:** <[jmc779@rockisland.com](mailto:jmc779@rockisland.com)>  
**Date:** June 11, 2019 at 2:28:02 PM PDT  
**To:** 'Paul Kamin EWUA' <[pkamin@rockisland.com](mailto:pkamin@rockisland.com)>, 'Brian Wiese' <[brian\\_wiese@outlook.com](mailto:brian_wiese@outlook.com)>, 'Terry Gillespie' <[terrywg57@gmail.com](mailto:terrywg57@gmail.com)>, "'Leith Templin'" <[leithtemplin@hotmail.com](mailto:leithtemplin@hotmail.com)>, 'Kangaroo House B&B' <[innkeeper@kangaroohouse.com](mailto:innkeeper@kangaroohouse.com)>  
**Cc:** 'rick hughes' <[Rickh@sanjuanco.com](mailto:Rickh@sanjuanco.com)>, 'joAn Mann' <[jo.an.a.mann@gmail.com](mailto:jo.an.a.mann@gmail.com)>  
**Subject:** RE: Eatsound Village Core Gross Developable Land Inventory June 2019

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Paul, Good for you. I hope that I may be included because this really is important. I too have been working with the methodology and DO NOT understand it. Almost but not quite.

Attached is a list of a few anomalies. CD&P really does need your help.

Did you note that the Council is meeting and will discuss this June 18 at the Fire Hall all day on a full agenda?

.....jmc

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**From:** Paul Kamin EWUA <[pkamin@rockisland.com](mailto:pkamin@rockisland.com)>  
**Sent:** Tuesday, June 11, 2019 1:21 PM  
**To:** Brian Wiese <[brian\\_wiese@outlook.com](mailto:brian_wiese@outlook.com)>; Terry Gillespie <[terrywg57@gmail.com](mailto:terrywg57@gmail.com)>; Leith Templin <[leithtemplin@hotmail.com](mailto:leithtemplin@hotmail.com)>; Kangaroo House B&B <[innkeeper@kangaroohouse.com](mailto:innkeeper@kangaroohouse.com)>; John Campbell <[jmc779@rockisland.com](mailto:jmc779@rockisland.com)>  
**Cc:** rick hughes <[Rickh@sanjuanico.com](mailto:Rickh@sanjuanico.com)>; joAn Mann <[jo.an.a.mann@gmail.com](mailto:jo.an.a.mann@gmail.com)>  
**Subject:** Eatsound Village Core Gross Developable Land Inventory June 2019

EPRC,

Attached is a copy of an effort I've made to "zoom in" on the latest land use analysis the county has published.

I spent so time this weekend reading through the June 5 staff report we were sent. I think I've now understand the methodology that has been used in creating these maps.

I'd like to actually go through the County's methodology and apply it to our new maps parcel by parcel to see how the county designates each parcel in town.

Is a parcel fully or partially developed? Is a parcel commercial or mixed use? Which parcels can be considered redevelopable, and which one aren't?

The answers to these questions will influence the future development capacity in our village. I think this needs careful scrutiny, and I think it is an EPRC job.

Unfortunately, the County has a June 28th deadline for public comment on the June 5 report, and maps created with this report.

I'd like to schedule a meeting to go through this. I'd like to create a work session that all of EPRC could attend. We can post meeting at the fire hall, and Sue Kollet at the county office will post the meeting on the county web site and combined this will meet our public meeting requirements.

I'd propose either Wed (6/19) or Thur 6/20) in the evening at the fire hall. Let me know if either of these work for you.

I know we are heading into busy season. Sorry to ask for more time. This is the Comp Plan info and window we've been waiting for.

In the Spirit of Service,

Paul Kamin  
General Manager  
Eatsound Water Users Association  
360 376 2127  
[pkamin@rockisland.com](mailto:pkamin@rockisland.com)



	A	B	C	D	E	F	G	H	I	K	L
1											
2	Land Capacity Analysis Anomalies										
3							exist			purported	
4	Parcel No.	Owner	Zone	Land \$	Bldg. \$	bldg/ land \$	Density units	allowable density	lot area acres	add'l capacity H*I-G	Note
5											
6	271113004	smugglers	R					u/a			OK not available, NAC
7	271131001	Port	SLI								Port, wetland, NAC
8	271142017	ESS&W dist	SLI								in use /Sewer plant, NAC
9	271143015		SLI								aircraft hangar condominium, NAC
10	271412003	Maria Dunning shop	VI/R								wetland reasonable use exception
11	271322001	Orcas Cemetery	R								cemetery, not available, NAC
12	271158003	Hanger condo	SLI								restricted to aircraft use, NAC
13	271158004	ditto									"
14	271158005	ditto									"
15	271155024	Bee house	R	101,000	225,000	2.26	1	4	0.75	2	Additional capacity???
16	271412011	OPAL	R				0	12	1.66	18.92	Wetland, no exception, NAC
17	271412012	OPAL LavenderHollow	R	282,580	109,250	0.39	20	12	3.32	19.84	12 unit Lavender Hollow, NAC
18	271461026	OPAL	R	\$1.00	\$0.00	0				0	OPAL office & units/ NAC
19	271233001	3BB+Train	ER	314,000	0	0	0	0.2	12.69	2.538	zoning is Eastsound RURAL @ 1 u./5 acres