

Adam Zack

From: Erika Shook
Sent: Monday, July 1, 2019 9:38 AM
To: Comp Plan Update
Subject: FW: EPRC Land Capacity Analysis COMMENTS.xlsx
Attachments: EPRC Land Capacity Analysis COMMENTS.pdf

From: Paul Kamin EWUA <pkamin@rockisland.com>
Sent: Monday, July 1, 2019 9:34 AM
To: Brian Wiese <brian_wiese@outlook.com>; Kangaroo House B&B <innkeeper@kangaroohouse.com>; Terry Gillespie <terrywg57@gmail.com>; Leith Templin <leithtemplin@hotmail.com>; joAn Mann <jo.an.a.mann@gmail.com>
Cc: Erika Shook <erikas@sanjuanco.com>; Rick Hughes <rickh@sanjuanco.com>; John Campbell <jmc779@rockisland.com>
Subject: EPRC Land Capacity Analysis COMMENTS.xlsx

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EPRC Members,

Attached is the latest version of our Land Use Analysis comments. This reflects our 3 “work group” meetings, the last been Friday’s.

We have not other meetings planned prior to our “monthly” July meeting which is planned for Tuesday the 9th.

I have included my best effort at including the “special questions” that came up during our work group sessions.

I want to thank John Campbell for joining in and adding his perspective to our efforts.

In the Spirit of Service,

Paul Kamin
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EPRC Land Capacity Analysis COMMENTS

Pkamin/EPRC

Revised 7/1/19

Reference LINE #	Parcel#	Common Name	Address	SJC Designation	EPRC Proposal	Comments
1	271553208000	Trading Post	488 Prune	4 MU	0 R	fully developed, historically residential
2	271414013000	Roses Café	382 Prune	2 MU	0 MU	Rose's occupies two adjacent parcels, both fully developed
3	271414014000	Hennigson	N of library park	2 MU	2 P	Owner intent is to preserve as part of park.
4	271455108000	Budnick	176 Prune	4 MU	0 MU	Property Value and owners unlikely to support redevelopment
5	271455106000	Island Market Parking		2 MU	0 MU	Existing parking required to support Market, thus lot not available for future development
6	271455104000	Island Market Parking		2 MU	0 MU	Existing parking required to support Market, thus lot not available for future development
7	271455101000	CenturyLink	423 Main	0 CL	0 P	CenturyLink is UTILITY vs Commercial lot fully developed.
8	271455102000	Lower Tavern	46 Prune	4 MU	0 MU	Tavern is successful business, hard to imagine lot being redeveloped
9	271455205000	Templin's Parking Lot		2 MU	0 MU	Existing Parking required for Templin's thus lot not available for new development
10	271455205000	Kitchen/Barnicle	238 N. Beach	4 MU	0 MU	Building value inaccurate following recent improvements, decks, kitchen,bath, barnicle.....
11	271414020000	Crawford	432 N. Beach	0 CL	4 MU	Two lots linked due to parking requirements.
12	271452204000	Crawford	433 N. Beach	2 MU		Combined value of both lots meets "redevelopable bldg/lot equation. (long standing vacancy also suggests redevelopable designation)

13	271452207000	Woodward	474 N Beach	0 R	0 MU	current use includes both commercial and residential.
14	271453101000	Aldort	497 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
15	271453102000	Aldort	485 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
16	271453103000	Aldort	469 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
17	271453106000	Jewell	463 Rose	4 MU	0 R	New Manufactured home, unlikely to be redeveloped anytime soon.
18	271453201000	Cable Comp.	School and Pine	2 MU	4 MU	Utility designation? Certainly redevelopable, but not vacant.
19	271454105000	Islanders Bank	Fern St	0 CL	0 MU	This lot is bank parking, not fully developed, but neither is it redevelopable.
20	27145410600	Islanders Bank	475 fern	2 MU	0 MU	Islanders Bank Building, not vacant
21	271454205000	Islanders Bank	475 fern	2 MU	0 MU	Islanders Bank Building, not vacant
22	271453303000	M Williams	451 Madrona	4 MU	0 R	Permitted for addition of 2nd living unit, will change value ratio
23	271453306000	S Mustard	411 Madrona	4 MU	0 MU	Relatively new Mixed commercial/residential construction, hard to imagine redevelopment
24	271454305000	Andrew	261 Madrona	0 CL	0 MU	currently residential rental, former commercial
25	271441004000	Island Market		0 CL		Recent BLM added aprox. .33 acre parcel abutting Fern, certainly purchased for some form of additional development.
26	271453401000	Madrona Manor	480 Madrona	4 MU	0 R	Relatively new residential building, unlikely to be redeveloped in 20 yr horizon

27	271453403000	Orr	452 Madrona	4 MU	0 R	Existing residence, barely meets redevelopment value ratio
28	271453404000	Arbutus	434 Madrona	0 CL	0 MU	Existing residential and commercial tenants
29	271453407001	OPAL	432 Madrona	4 MU	0 R	OPAL homeowner lease precludes redevelopment, must remain affordable housing.
30	271453408001	OPAL	433 Madrona	4 MU	0 R	
31	271460032000	Wulff		2 MU	0 MU	Required Parking for 596 Main
32	271460033000	Wulff		2 MU	0 MU	Required road access for 596 Main
33	271460052000	Gudgell		4 MU		Limited redevelopment potential. Parking required for other developments.
34	271460075000	Gudgell		2 MU		Limited redevelopment potential. Parking required for other developments.
35	271451011000	Pawki/ Nelson	199 Main	4 MU	4 MU	significant Wetland limitations impact future development potential
36	271451008000	Landmark		2 R	0 MU	Landmark more hotel than residential, either way fully developed.
37	271413024000	Cohen	south of Athletic Center	2 MU		Athletic Center Geo Thermal infrastructure on property limits future development potential
38	271412013000	Port of Orcas	N of saw shop	2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.
39	271412009000	Port of Orcas		2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.
40	271412010000	Port of Orcas		2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.

41	271322001000	Cemetary		3 R	2 P	Cemetary, can't be developed
42	271142017000	Sewer District	Cesena	2 CL	0 P	District is Utility
43	271142023000	Port of Orcas	West of Runway	2 CL	0 P	Public land, port owned, wetland incomed, FAA funding allows only port related uses. Tree mitigation
44	271142023000	Port of Orcas				parcel does not show up on polaris?
45	271142014000	Griot/Smallwood		0 CL	4 CL	rare Underdeveloped SLI parcel.
46	271461026000	Opal EWUA	286 Enchanted	3 R	0 MU	Fully developed with offices, and apartments.
47	West of Blanchard	Los Arbolos		1 R	0 R or 4 R	Eastsound Rural Residential 1 unit per 5 acre, NONE OF THESE LOTS ARE SUBDIVIDABLE
48	271141002000	Otten	End of Autumr	1 R	1 R or 4 R	Eastsound Rural 1 unit per 5 acres NOT Subdividable.
49	271158003000	Hanger Sites?		2 CL		Location inside port fence limits uses?
50	271158005000	Hanger Sites?		2 CL		Location inside port fence limits uses?
51	271158004000	Hanger Sites?		2 CL		Location inside port fence limits uses?
52	271158011000	Propone Site	Seaview/Aero view	0 - P	3 CL	Is propane delivery a utility? San Juan Propane not designated as such?
53	271413008000	2nd Star parking	A St.	2 MU	0 MU	parcel only parking spaces in support of lindholm real estate building.
54	271413012000	Seaview Theater	234 A St.	0 CL	4 MU	theater building over valued by assessor, lot highly redevelopable, business just hanging on.

55	271413015000	Zukin/Duke	215 A St	2 MU	2 MU	significant wetlands impacts development potential
56	271413024000	Cohen		2 MU	2 MU	Athletic Center geo-thermal on lot impacts development potential.
57	271451006000	LeRoy	45 Main. St	2 R	2 MU	Believe property is in expanded Village commercial not former village residential
58	271451008000	Landmark Inn	Main St	2 R	0 MU	Landmark has 16 units on it, and now in village commercial.
59	271449051000	Landmark Inn	Main St			Landmark parking unlikely redevelopable.
60	271451011000	Pawki's	199 Main St	4 MU	4 MU	Significant wetlands impacts development potential
61	271460052000	Steward Blackington	460 Main ST	2 MU	2 MU	Lot incumberd by parking that supports development on other parcels
62	271460075000	fishing Bay	Haven	2 M U	2 MU	Lot incumberd by parking that supports development on other parcels
63	271460061000	Wild Island	Urner St			Land use maps shows 2 parcels, polaris shows just one.?
64	271460074000	GlenHari Group	155 Harrison Pt	0 R	4 R	larger parcel, 12 units per acre potentail, only one older house currently, seems like it has high redevelopment potential?
65	271353001000	Land Bank	Crescent Beach	2 R	2 P	Land Bank owned Should be Public
66	271113005000	Brandt's Landing		0 P	1 CL	privately owned marina, significant development potential remains
67	27141201100	Segault	Enchanted Forest	3 R	0 R	Wetlands severely limit development
68	271412012000	OPAL	Lavender Hollow	1 R	0 R	22 units, no room for more development
69	271142004000	Toxey	Kangaroo House	0 CL	1 CL	owner intents significant additional development
70	271233001000	3 Bad Bitches	Mt Baker Farm	3 R	3 R	ratio of allowable use seem incorrect. Should be .39 not .02?

71	271343005000	Doorison	Olga Rd	1 R	0 R	Lot less than 2 acres, within Land Use Designation w/ min. 2 acres sizes. How does it have additional development potential?
72	271343006000	Salty Cove	Olga Rd	1 R	0 R	Lot less than 2 acres, within Land Use Designation w/ min. 2 acres sizes. How does it have additional development potential?
73	271350016000	Carpenter/Harlov The Barn		0 CL	1 CL	Property has additional development potential give lot size.
74	271461026000	OPAL	Redick Office	3 R	0 R	fully developed office and residential wetlands severely limits additional development on adjacent lots.

HEMLOCK, ALDER, SPRUCE ST



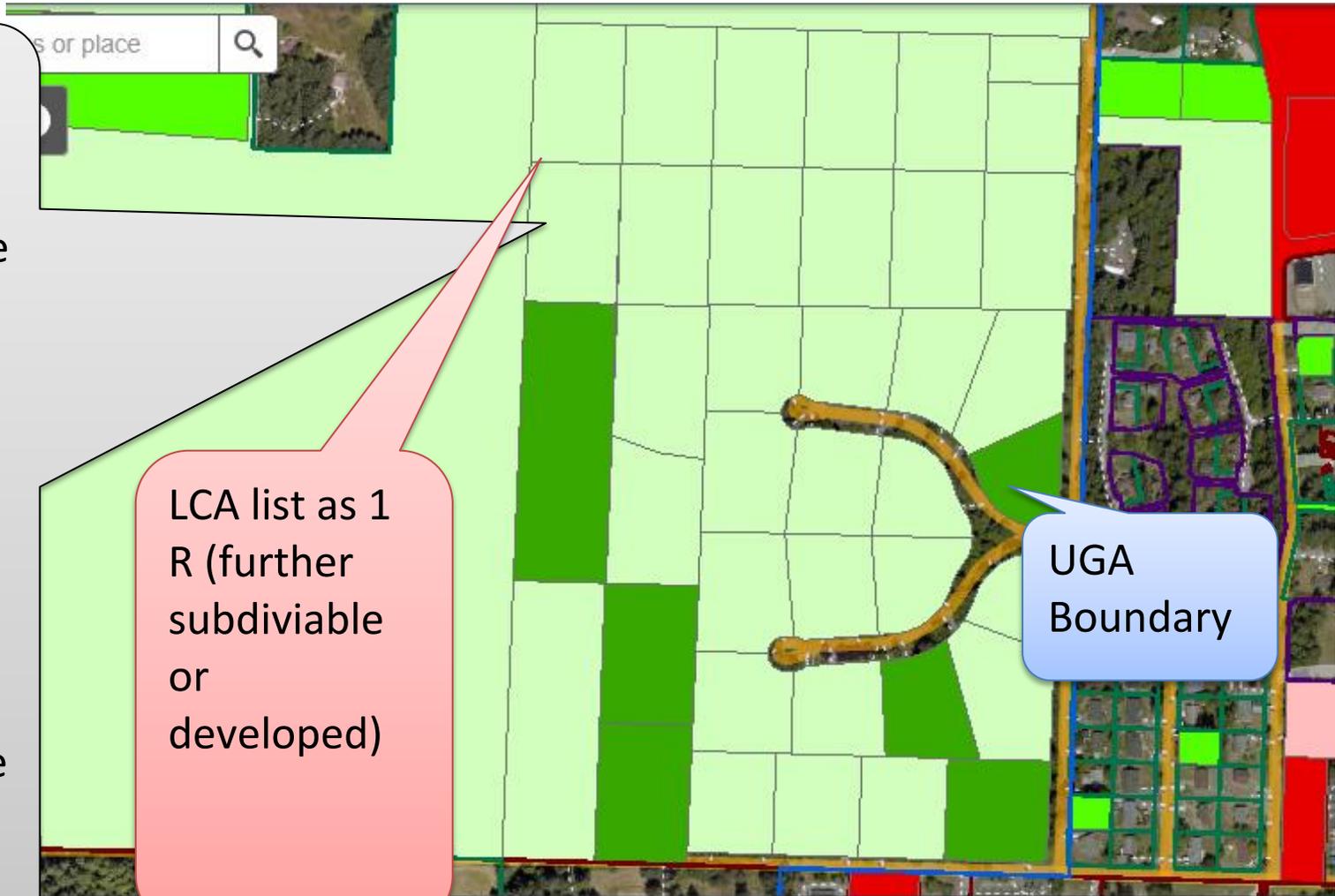
White # in black box = # of existing living units currently on property. While property may be likely to be redeveloped, such redevelopment will not create new residential density.

Parcels such as this one are outside the UGA, thus min. lot size is 5 acres. How do these lots have additional development potential?

LCA list as 1 R (further subdiviable or developed)

UGA Boundary

This map is of Terri Ln, Michael Ln, and Timber Lane. The same concern applies to properties in View Haven, Sunset, Scenic, Echo and Fossil Bay, and Olga Rd.. "Script" may not properly factor UGA boundaries or Land Use Designation min. lot size?



EPRC Questions for July 9 Meeting w/ Erika

In village commercial, what ratio of commercial and residential development be assigned to mixed use parcels?

In village commercial the Land Use Analysis evisions all residential parcels moving towards mixed use (Commercial and Residential).

Is any accomdation in the UGA's residential development being made for the potential loss of the existing residential density as properties are "encouraged" to be transisioned to commerical use.

"vision for eastsound" includes a strong mix of residential and commerical uses. A process that seeks to replace SFH uses in Vllage commercial would seem counter to that vision. How is county plan going to include residential in eastsound core?

A significant number of recent new residential developments have quickly been converted to vacation rentals.

DeMerritt on Prune 3 out of 4 in vacation rental

Adele 5 out of 6 not residential use

Campbell Miller on Haven multiple units being coverted to VR before construction is complete

Is there a plan to incorporate the significant number of Vacation Rental permits into estimates of future housing

How will the significant number of new residential developments that are being used built as second home impact projections of future avaiable residential housing/

How will you integrate the new development that has occurred since 2017 into the future projections?

There does not appear to be a minimum lot size in village commercial. It that an oversight? Should there be in order to maximimize future development density?

How does airport overlay district impact development potential of David McPeak's lot between christian school and fire department?

Is there flexibility in the Land Alalysis to change building/land ratio to give value to thriving buisnesses?