

Adam Zack

From: Erika Shook
Sent: Wednesday, August 28, 2019 8:08 AM
To: Adam Zack
Subject: FW: Fred Klein's request to redesignate 30 acres and add to the Eastsound UGA. Docket # 19-0003
Attachments: Klein Comp Plan Map Amendment III.docx

I just realized that this wasn't cc'd to everyone...

From: jmc779@rockisland.com <jmc779@rockisland.com>
Sent: Tuesday, August 27, 2019 11:52 AM
To: Erika Shook <erikas@sanjuanco.com>
Cc: Fred Klein <freddythek10@gmail.com>
Subject: Fred Klein's request to redesignate 30 acres and add to the Eastsound UGA. Docket # 19-0003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Shook,
Attached please see my letter of support for this proposal.
Thank you.....John M. Campbell

John M. Campbell, AIA
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August 24, 2019

Ms. Erika Shook, Director
San Juan County CD&P
135 Rhone Street
Friday Harbor, WA 98250

Subject: Briefly, support for a request by Fred Klein to add 30 acres to the Eastsound UGA and redesignate the property, AP #271223009 and 271223011, from Eastsound Rural 5 acres/unit to Eastsound Residential 4 units/acre.

Ladies and Gentlemen,

The application speaks for itself very well so I will confine my support to:

1. Why this property was not originally included in the Eastsound Residential 4u/ac zone and
2. Reasons why expanding the UGA is desirable.

1. When the Eastsound Subarea Plan (ESP) was first adopted in 1979, no one imagined Growth Management or UGA's. The original intent was to establish an urban/commercial center for Orcas Island.

When the present plan was adopted in 1995, the immediately adjoining residential areas were incorporated at the densities then existing. It was less a "plan" than a formalization of existing conditions. Why did we not include all the areas along the north shore as well? Simply because, lacking any support from Planning in Friday Harbor, we had our hands full with enough property owner objections. There were folks that wanted more, something different or simply to be left out of Eastsound.

Additionally, contrary to the Growth Management criteria of today to include within a UGA boundaries all areas with water and sewer, no such criteria existed.

The purpose then of residential uses was as much to buffer the airport from surrounding rural areas as to provide for residential growth.

Similarly, when GM planning was first done the effort was less to encourage growth in Eastsound than to keep Eastsound as it was, not to encourage growth in the UGA. As a consequence, residential growth in the Eastsound UGA has been limited in the past decades.

Historically, planners dreamed of beautiful dynamic cities and towns. Today planners dream of environmentally protected landscapes with people closely encompassed in towns and cities where utilities and transportation are economically compact. Unfortunately, these plans defy the economics of land costs. Limiting residential growth to compact towns means high land costs in town. Encouraging growth requires that the restriction of the land supply is not so tight as to make it uneconomical. Current land costs in Eastsound have been around \$100 to 125K /unit exclusive of utility connections. Such prices simply minimize, not encourage, growth in the UGA. Foxhall, an upscale development in Friday Harbor, recently had fully developed lots (paved streets, curbs, gutter, sidewalks and streetlights w/ water and sewer to the property line) selling between \$45-70K. The Eastsound lot market needs more competition which this proposal will supply.

2. Why expand the UGA here? Surrounded by small lot developments on three sides and bordered by sewer and water mains, it is an anomaly as it is. It is probably the only site adjacent to the existing UGA that is not encumbered with wetland issues. It WILL be developed, not held for investment. Developed as rural sites with private wells and septic tanks atop the Eastsound Water District's primary aquifer serves us poorly. Eastsound needs the lots this parcel, surrounded by small lots on three sides and bordered by utilities, can provide.

John M. Campbell, AIA