

Land Capacity Analysis (LCA) Second Draft Land Capacity Analysis Report Comprehensive Plan Update 2036

Planning Commission November 15, 2019
County Council November 26, 2019
Department of Community Development
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Project Website & Comment Deadline

- November 4, 2019 staff report
- Comprehensive Plan Project Website
<https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>
Click on the Land Capacity Analysis tab
- LCA Web Map: https://gis.sanjuanco.com/LCA_Inventory



Public Comments

Comment deadline: **December 2, 2019**
Send public comments to:
compplancomments@sanjuanco.com



Overview

- Purpose of a Land Capacity Analysis,
- Review public comments received on first draft of the LCA report
- Discuss changes to the report, LCA results and their use; and
- Discuss next steps.

Why Perform a LCA?

- The Growth Management Act requires us to provide sufficient residential and commercial capacity to accommodate the projected population and employment growth over the planning period.
- Important in sizing the Urban Growth Areas (UGAs).
- It is a tool to help us understand what development is possible under existing Comp Plan densities and development regulations.

What is the LCA?

- The LCA results show how much available capacity we have for development under the existing land use maps and regulations.
 - Residential capacity is measured in possible dwelling units.
 - Commercial capacity is measured in possible building square footage.
- Final residential and commercial capacity is shown in the report tables for each land use designation.

How is the LCA used in the update?

To consider whether the available capacity in each land use designation can accommodate the projected growth in population (households) and employment (jobs) and answer these questions:

- Do UGAs have enough developable land in each land use designation to meet the projected growth?
- Is the amount of developable commercial land sufficient to meet the projected job growth and policy goals?
- Do we need changes to the land use designations, densities or development regulations to meet projected growth?

Changes in the Second Draft Report

- Fixed several input errors (typos) in the tables.
- Corrected a decimal point in the Eastsound Rural Residential density script.
- Completed Table 7: Recent Achieved Intensity & Density.
- Added Lopez Village LCA for new Subarea Plan based what was adopted.

Public Comments



Fractional Residential Capacity

Comment Issue: The concern was that adding fractional dwelling units to a grand total would over count the amount of residential dwelling unit capacity.

They proposed that the LCA Methodology round residential capacity to whole numbers.

Fractional Residential Capacity Example

Parcel A in RFF

- 9.6 developable acres
- Density: 5 acres per dwelling
- Capacity for 1.92 dwelling units

Parcel B in RFF

- 10.4 developable acres
- Density: 5 acres per dwelling
- Capacity for 2.08 dwelling units

Total for Both Parcels

- 20 developable acres
- Density: 5 acres per dwelling
- Capacity for 4 dwelling units
- All developable parcels in each land use designation are combined in this way

Fractional Residential Capacity

Recommendation: Do not round fractional residential capacity.

- More accurate for the entire land use designation to take the developable acreage times the allowed density.
- It's a better calculation of how much developable land is in a designation and how much density is allowed overall.
- This method is recommended in Commerce's UGA Guidebook.

Net Developable Acreage

Comment Issue:

Concern that calculating capacity on parcels after areas with limited development potential (critical areas) are removed would undercount the amount of developable land.

Net Developable Acreage

Recommendation: Do not change methodology.

- Certain areas that cannot be built on.
- Exceptions such as reasonable use are limited.
- Middle ground between removing critical areas and their buffers from residential parcels (possibly undercounting capacity) and not removing them (possible over-counting capacity).
- Commerce recommends subtracting lands that are not developable. Their deduction is commonly used.

Public (5%), Market (25%), Seasonal Home (35%) Factors

Comment Issue: Concern about how we determined the factors that are deducted from gross capacity.

- 2017 LCA Draft Methodology revised per comments and Council.
- These deductions account for the limiting effect they have on development.
- The seasonal home factor is based on housing occupancy data. Because we are projecting capacity for full time population, it is reasonable to estimate that the 35% seasonal units will not be available to house the resident population.

Nonresidential Uses in Eastsound Village Residential

Comment Issue: Concern that we over counted residential capacity in this designation because nonresidential uses are allowed in it.

Recommendation: No change. The LCA Methodology accounts for these non-residential uses by taking out the market factor.

This part of the methodology has not changed.

It was upheld by GMHB in the previous update.

San Juan Valley Overlay District

Comment Issue: The methodology does not apply the specific requirements of this overlay, which provides a conservation incentive bonus.

Recommendation: No change because:

- Overlay regulations do not prohibit development.
- They restrict how the lots can be designed for the allowed density.
- The proposal would not make significant changes to residential capacity.

Home Analysis

Commenter Issue: LCA results from someone's home attempt did not match County results.

Staff Response: An incorrect data set was used.

- Correct data set is available on the SJC Open data website: <https://gis.sanjuanco.com/opendata>
- Very complex process. If anyone wants to run it, please talk to me first for some guidance.

Understanding Commercial and Industrial Capacity Results

Comment Question: How will commercial/industrial capacity be analyzed?

- A methodology for comparing the LCA results (commercial square footage) to population and job growth (employment) is being drafted.
- Staff consulted with the WA Employment Security Department to obtain the best data.
- Working with Commerce to obtain feedback on the preliminary draft methodology.

What are the Results of the LCA?

- Section 2.0 of the report summarizes the LCA results and their implications.
- It relates the LCA to the Housing Needs Assessment and 2036 population forecast.
- Generally, there is enough land capacity to accommodate the projected population and number of non-seasonal households.
- The LCA maps show where the capacity is located.

Lopez Village UGA Residential Capacity

Scenario	Final Residential Capacity	Population Capacity	Projected 2036 Population	Excess/shortfall
A. Mixed-Use, 100 Percent Commercial	122	248	235	13
B. Mixed-Use, 50 Percent Split of Commercial and Residential	699	1,426	235	1,191
C. Mixed-Use, 100 percent Residential	1,276	2,604	235	2,369

Total capacity is shown for all land use designations in the UGA
Source: LCA Report, Table 38, pg. 74.

Eastsound UGA Residential Capacity

Scenario	Final Residential Capacity	Population Capacity	Projected 2036 Population	Excess/shortfall by Population
A. Mixed-Use, 100 Percent Commercial	245	501	514	-13
B. Mixed-Use, 50 Percent Split of Commercial and Residential	300	612	514	98
C. Mixed-Use, 100 percent Residential	471	960	514	446

Total capacity is shown for all land use designations in the UGA
 Source: LCA Report, Table 40, pg. 77

Activity Centers (no mixed-use) Residential Capacity

Land Use Designation	Dwelling Unit Capacity	Population Capacity
Eastsound Rural Residential 5P	6	12
Eastsound Rural	7	14
Eastsound Rural Residential 2P	8	16
Deer Harbor Hamlet Residential	17	35
Orcas Village Residential	4	8
Olga Hamlet	5	11
Residential Activity Center	29	58
Activity Center, 2 Base Density District	7	14
Total	83	168

Rural Residential Capacity

Land Use Designation	Dwelling Unit Capacity	Population Capacity
Rural Farm Forest	1,131	2,308
Rural Residential	151	307
Conservancy	48	99
Lopez Village Growth Reserve Area	1	2
Forest Resource	135	275
Agricultural Resource	125	254
Total	1,590	3,244

Recap

- Vetting began on draft LCA methodology in 2017.
- LCA data was validated through the public process and internal reviews.
- The second draft of the LCA report should not require further changes.
- It is consistent with Commerce's Guidelines in their UGA Guidebook.

Next Steps

Refine the report after the public comment period to:

- address any comments;
- Post the commercial capacity methodology and analysis for public review; and
- Brief Planning Commission on December 20th.

Questions?

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