

Adam Zack

From: jmc779@rockisland.com
Sent: Wednesday, November 20, 2019 2:27 PM
To: Adam Zack
Cc: Paul Kamin EWUA; Fred Klein
Subject: AP#271143015, "split zoning"

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Adam,

This site is an anomaly in that it is "split zoned". The site has a 1/2 acre dogleg facing onto North Beach road that is zoned Eastsound Residential 4/ac. while the balance of the parcel is zoned SLI. Map 11A charts the entire parcel SLI.

Neither Eastsound nor SJ County has any special provision for split-zoned lots, deferred plan maintenance.

The County requires boundaries to follow lot lines or the centerlines of streets (UDC 18.10.040.C.1). Eastsound, like most urban areas, has them but no special rules apply. Towns prefer to have like uses facing each other across streets. When towns expand into rural areas as occurred here, that results in split zoned parcels. In Eastsound, Eastsound rules apply (see UDC 18.10.050(G)).

Map 11A shows the dogleg to North Beach Road as developable SLI and should, I believe, be developable Residential 4u/acre.