

Adam Zack

From: Adam Zack
Sent: Friday, November 22, 2019 9:05 AM
To: 'jmc779@rockisland.com'; Paul Kamin EWUA; Fred Klein; Rick Hughes
Subject: RE: Land Capacity Analysis and moving targets

Hi John,

Thank you for taking the time to dig in to the Land Capacity Analysis Report. If you have comments on the second draft of the LCA Report, please send them to compplancomments@sanjuanco.com by December 2, 2019. If the EPRC would like to provide comments on the second draft of the LCA Report, they can do so during the comment period.

Table 1 on page 2 shows the residential capacity from scenario C, where all mixed-use areas develop with 100% residential. This number is 471 not 472, it looks like there is a minor typo in Table 1. This kind of comment on the report is useful. Table 40 on page 77 (screenshot below) shows the same capacity number for Scenario C. The capacity for 245 dwellings is from development Scenario A, a different scenario than the one shown in Table 1 on page 2.

Table 40. Eastsound Capacity Summary.

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

Source: Table 18 of this report.

Table 41 on page 78 shows the residential capacity for Scenario B where mixed-use develops with a fifty percent split of residential and commercial development, as explained in the notes of that table. You will notice that the capacity number is consistent from Table 40 to Table 41. See screenshot below.

Table 41. Gross and Final Residential Capacity in Eastsound Residential Land Use Designations.

Land Use Designation	Gross Capacity	Final Capacity	Population Capacity
ER1	1.49	0.52	1.0
ER1P	16.25	5.69	11.6
ER2	37.22	13.03	26.5
ER2P	45.45	15.91	32.4
ER412	20.47	7.16	14.6
ER4P	158.43	55.45	113.1
VC	68.95	24.13	49.2
SLI	-5.00	-5.00	-10.2
M	4.56	1.60	3.2
VR	519.12	181.69	370.5
Total	867	300	61

Notes:

1. Residential capacity for mixed-use designations shown here from Scenario B, assuming that mixed-use develops with fifty percent commercial and fifty percent residential.
2. Final capacity includes the reductions for the public use (five percent), market (twenty-five percent), and seasonal home (thirty-five percent) factors (sixty-five percent total).
3. Residential capacity shown for the VC and M land use designations is from development Scenario B, where mixed-use districts develop with fifty percent commercial and fifty percent residential.
4. SLI has a negative value because five dwelling units in this area would be re-developed for commercial or industrial uses.
5. Population capacity is the number of people that could be housed in the final dwelling unit capacity. This assumes rate of 2.04 people per household.

The final capacity numbers from these tables are also consistent with the final capacity shown in Table 18, beginning on page 46. We will consider the results for all three of the development scenarios. Remember, the Land Capacity Analysis will be considered with other technical memoranda (i.e. the Housing Needs Assessment, the Capital Facilities Inventory, etc.) when the Council discusses land use issues in Eastsound. That policy discussion will take place during the review of the Land Use Element, expected to begin in the coming months.

I hope that clears everything up for you. I will be on Orcas the afternoon of December 4 if you would like to schedule a time to meet so I can answer your questions about the Land Capacity Analysis or the Comprehensive Plan update process.

Thanks,
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From: jmc779@rockisland.com <jmc779@rockisland.com>

Sent: Thursday, November 21, 2019 7:55 PM

To: Adam Zack <adamz@sanjuanco.com>; Paul Kamin EWUA <pkamin@rockisland.com>; Fred Klein <freddythek10@gmail.com>; Rick Hughes <starwave96@hotmail.com>

Subject: Land Capacity Analysis and moving targets

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Dear Adam, As I continue to work my way thru the November 4 LCA I am surprised to find that the "Final" residential development capacity is a moving number. On page 2 it is **472** units, on page 77 it is **245** units and on page 78 it is **300** units. In each case the capacity results from following a different scenario. What is happening here? (The basic unadjusted target is 252 units.)

Which number are we to plan upon? Clearly it all depends on the scenario. How is it imagined the County will determine whether there in fact exists sufficient capacity for projected growth? Since all depends upon the scenario, will you and EPRC put your heads together and draw up a probable or estimated scenario based on historic experience?

.....JMC