

Adam Zack

From: Fred Klein <freddythek10@gmail.com>
Sent: Friday, December 13, 2019 10:28 AM
To: Adam Zack
Cc: Rick Hughes
Subject: Eastsound UGA LCA

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.

Adam,

In the latest iteration of the Eastsound UGA Land Capacity Analysis, your discussion of policy options for ensuring adequate residential development capacity in the Eastsound UGA, includes the following sentence:

A proposal to expand the UGA, like any amendment to the Comprehensive Plan, must be analyzed for compliance with the GMA requirements. *Additionally, expanding the UGA would increase the service areas for urban level services.*

(page 79, lines 36, 37, and 38; italics added)

My comment addresses the sentence italicized above...while generally correct, it does not take into account the fact that when the current UGA boundaries were set way back when, a significant area already served with "urban level services", most of which was already subdivided and developed at what SJC consultant EDAW termed "low density urban" was OMITTED from the UGA.

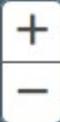
The referenced "area" within the Eastsound Subarea is east of the existing UGA and north of Bartel Road.

It is in this area which, if included within a slightly expanded UGA, such an expansion would NOT "increase the service area for urban level services" inasmuch as those services already exist. In fact, if this area were to be incorporated in the UGA, the effect would be to eliminate the non-compliance with the GMA of having "urban level services" extending into nominally rural areas. The ESWD has a letter in its files from its engineering consultant that specifies that the sewer line serving Bartwood Estates was sized to accommodate urban-level-development on the 30 acre undeveloped area between Giffens Addition and Bartwood.

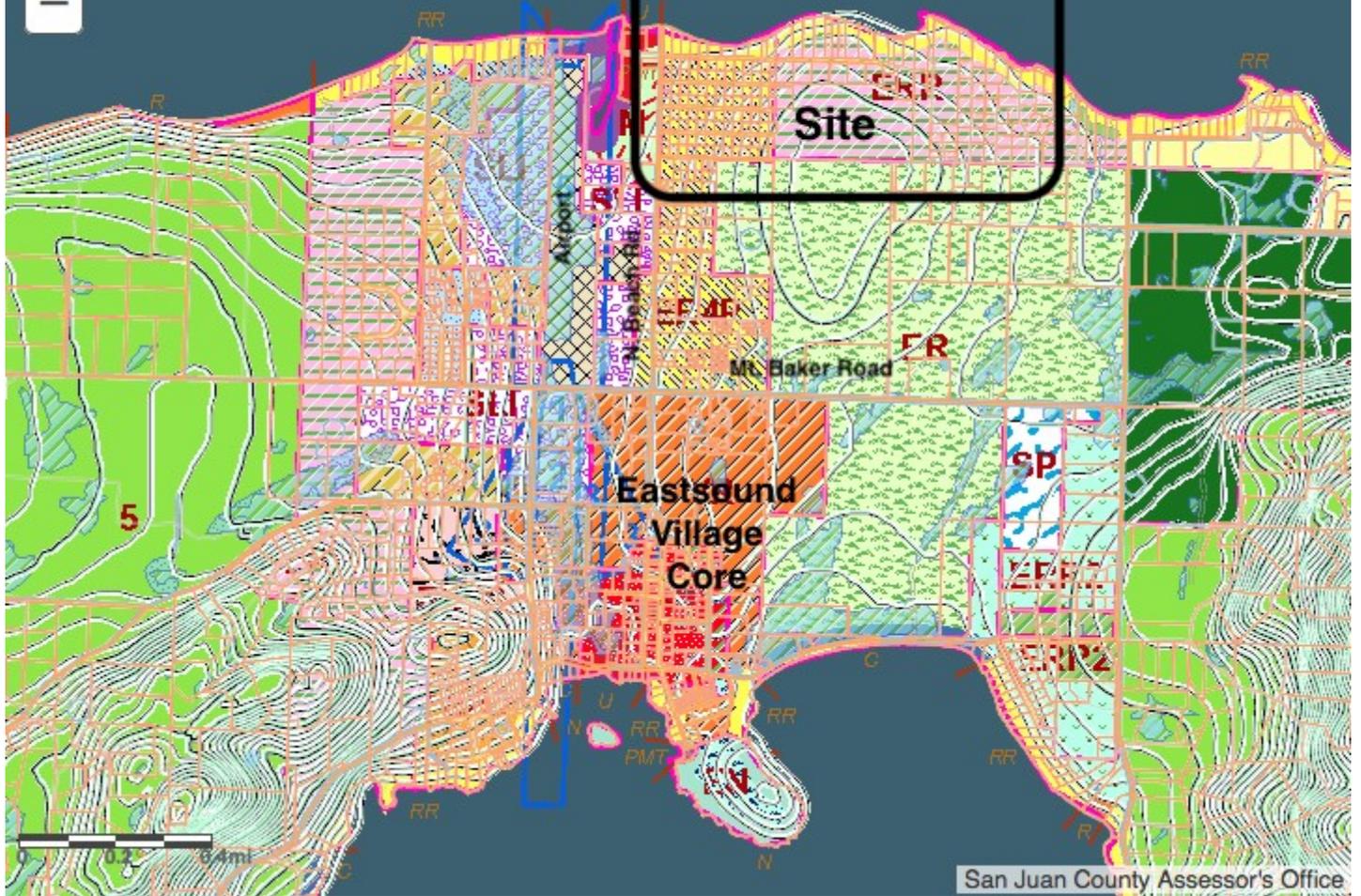
Cordially,

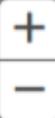
Fred Klein

PS: Full Disclosure: I own two undeveloped parcels totaling approximately 30 acres within the aforementioned area...



Location Map





Sewer Service and Line Locations

