

## Adam Zack

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**From:** jmc779@rockisland.com  
**Sent:** Tuesday, January 21, 2020 1:09 AM  
**To:** Charles Toxey; Paul Kamin EWUA; brian wiese; Leith Templin; Terry Gillespie; joAn Mann; rickxmas; Fred Klein  
**Cc:** Rick Hughes; rickxmas; Adam Zack  
**Subject:** LCA Employment Capacity Analysis  
**Attachments:** employment capacity.pdf

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Charles and all, Attached is the Commercial and Industrial Land Capacity analysis that went before the Planning Commission last week. Comments are due by Tuesday Jan 28.

The Document is also available at [www.sanjuanco.com/DocumentCenter/View/19296](http://www.sanjuanco.com/DocumentCenter/View/19296) .

First it is important to credit Adam for developing a methodology where the State Methodology did not, notwithstanding a requirement to "include an analysis of capacity for commercial and industrial development". He does this based upon existing facilities, floor area ratios all related to population. A reasonable approach, I think. What allowance is necessary, if any, for the additional recreational housing is appropriate is unknown. I think the EPRC should be most concerned about several issues:

1. As this section of the report chiefly concerns Eastsound, that EPRC has been entirely left out of the conversation to date.
2. Industrial growth and the need or not for expanding the Service and Light Industrial zone. The report pg.5, states "The 2036 jobs forecast is an estimate of the number of jobs relative to forecasted population". Page 6 notes that job growth, and presumably land, has been allocated 50% to rural areas and 50% to Eastsound . That may need reflection. The only rural industrial area is the Rural General zone around Sea Island and the Recycle Center lacking utilities. Eastsound is the commercial/industrial center of the island.
3. On page 9, Table 38.C, we find the Service and Light Industrial zone capacity as having 19.98 acres available and capacity for 487 jobs, greatly in excess of all commercial and industrial needs combined. Looking at map 11A, the developable acreage includes both Port property and SLI property dedicated to hangar use as well as some developed residential property classified "vacant" under the methodology. Much of that 19.98 acres is simply not available.
4. The Marina district is presently used entirely as a resort/hotel and should be categorized accordingly. Perhaps it is but 411 jobs seems high for a 64 unit hotel, 6 employees/ unit? Probably not important.

In short, it seems to me that the SLI district needs more attention. This is the only industrial area on Orcas with utilities and needs to have room to grow in a village bounded by ocean in two directions and sacred cows in the other two.

.....jmc