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**Subject:** Eastsound Subarea Plan  
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**Attachments:** [TOPICS FOR REVIEW.odt](#)

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Dear Adam, As I recall Tuesday's Council meeting you were tasked to review the Eastsound Plan for things that "*might need to be brought up to date*". You will find that a Herculean task. The original Plan, from the 1980's, was very primitive zoning ordinance with little thought for "Goals and Policies". The current version, completed with help from Laura Arnold, later Planning Director, does indeed have Goals and Policies but they precede GMA. Thirty years later, while the Plan has served Eastsound well, it is a home made plan and long overdue for professional review. It is presently an appalling, obsolete and inaccessible document, a public embarrassment for a Plan. Good luck.

Attached (Topics for Review) are some recommendations from some years ago for starters. Be sure also to also review the Vision for Eastsound by Jim Jonassen as well. It provides a graphic standard to aspire to as well as some serious vision.

.....jmc

# EASTSOUND SUBAREA PLAN TOPICS FOR REVIEW

*Existing language is shown in italics,*

Discussion in normal face

**Recommended language in Bold face type**

General Plan presentation. The Plan is a statement of our community's vision for Eastsound, not simply compendium of dreary boilerplate verbiage in accordance with the GMA. Or it ought to be so. Let's give it a cover with a picture of EASTSOUND. The Plan devotes several pages to discussing "village character" That is a subject where a picture is worth a hundred words. Let's illustrate that character. Finally, EPRC has worked hard to get here and they deserve credit on a title page or the inside of the cover including CD staff too. "Make no little plans as they have no magic to stir men's blood." Eastsound is not Chicago but there is no reason to be banal. At present, no one can even find the Plan on the county website and eventually, buried in the Comp Plan, will be no better.

Page numbers refer to Eastsound Subarea Plan, Staff Draft October 20, 2015 Exhibit A

1

Page 3, Section 3 EPRC

On page 4, Add new subsection E:

**E. Board Training and Education. In order that the EPRC is informed of both the history and current good planning practice, a program of continuing education will be implemented including membership in the American Planning Association (APA).**

Since inception the EPRC has been largely self-directed. The APA exists entirely to inform Planning Commissioners of current thinking and good practice and how other communities are meeting their similar issues.

2.

Page 8 (old 16.55.110.A.3.iv)

B. General goals and Policies, 1.3 Policies a.iv: (bottom of page):

*In accordance with overall SJC policies in conformance with the WA State GMA which provides that 50% of the anticipated overall future residential growth shall occur within the UGA's, and that adequate provision be made for housing island residents of all income categories, the Eastsound UGA shall be sized accordingly, including applicable seasonal and market factors.*

In order to achieve GMA Compliance in 2005, Ord 13-2005, SJC committed to monitor rural vs. urban housing starts every five years. Consider adding: **Review urban vs. rural housing starts since 2005 for compliance with Ord 13-2005.**

3.

Page 10. 3.3 Policies a.iv: *Encourage multi-family residential development in and around the village so that more island residents can walk, rather than drive, to destinations in the village.*

Consider what incentives would encourage new commercial development to include second and or third story residential development. Parking abatements, Other?

3a

.Page 10 3.3 Policies b.v: *Encourage the remaining agricultural land in Eastsound to be used for agricultural pursuits.*

The last remaining agricultural land in Eastsound, the Lavender farm, was long ago designated Village Residential in accordance with Growth Management requirements. Delete this obsolete, non-compliant

**section.**

**4.**

Page 10      *3.3.c Provide adequate land area for commercial and industrial uses that are not appropriate in the village but that are logically located conveniently to the village, while avoiding conflicts with other land uses. ....*

Review growth in the Service and Light Industrial zone and consider whether this zone should be expanded.

**5.**

Page 11

**5.2 Transportation policy**

*a. The transportation Plan (Figure 130-1) will be used for the orderly and timely acquisition of Rights of Way. Revise figure 130-1 to meet current needs. Find and indicate an exit from “A” street, preferably south beside the Athletic Center to Main Street but identify an exit.*

**AND**

Indicate Streetscape plans for Prune alley “A” street.

**AND**

Figure out what is to become of the Fern Street ROW between North Beach and Prune Alley.

**6.**

Page 12

*6.2.a A public parking plan will be developed for the village.*

Implement the Parking Plan in old 16.55.300.c.4 and provide an immediate funding means such as tax district or tax increment financing to acquire and improve sites now while available. In order to encourage more intense commercial development, consider prohibiting new on-site parking.

**7.**

Page 20

**E. Village Plan**

*1.1 figure 140-1 illustrates the elements of open space, historic and natural features and circulation in the village.....Bring figure 140-1 current.*

**8. Page 20**

Figure 130-7 Waterfront Access Plan. This plan and its attendant provisions for access and parking should be clarified and incorporated into the Plan and Regulations, not left to private agreements. Enforce visual corridor requirements.

**9.**

Page 24

**F. Utilities Figure 150-1** This plan should be brought current, perhaps separating water and sewer line drawings, including existing extensions beyond the UGA.

**10.**

Page 25

**G. Architecture and Site Design.**

Provide photographic illustration of qualities described in the text.

**11.**

Page 27

Section 5

A. *Eastsound Land Use Districts*. Insert current zoning map.

**12**

Page 29

D. *Service and Light Industrial District*.

5.3. *Purpose*

e. *To prohibit new residential development other than residential units accessory to a commercial or industrial use and located within a commercial or industrial building.*

Are we sure? If so, why do we allow RV Parks, see matrix page 17. If not here, where can we allow this valuable affordable housing option?

Certainly another reason is to separate, as much as possible, airport use and surrounding residential use. Consider adding:

**f. To provide a buffer or separation between the airport runway and surrounding residential areas.**

Page 29 continued.

5.4 *Purpose*.

c. *To provide a buffer of moderate land use intensity between the airport and adjoining industrial uses and the rural residential areas outside the geographic boundaries of this plan.*

The primary purpose of the residential zoning is to provide area for urban density housing in the UGA. The Airport is “buffered” by SLI from housing. Current language is confusing. Consider replacing with:

**c. To provide sufficient land for urban density residential growth, at least 50% of projected Orcas island Growth, in the Eastsound UGA.**

**13.**

F. *Service Park District*

5.5 *Purpose*

a. *To provide for a service Center at the eastern edge of Eastsound , in a relatively small area characterized by an existing mix of service and residential uses, but which is large enough to allow for reasonable growth.*

b. *To allow for development that preserves the existing character and natural features and visual qualities of adjacent properties by imposing specific development standards including building height, setbacks, open space and landscaping.*

c. *To allow a mixture of commercial service uses and accessory residential units while protecting adjoining residential areas from undesirable commercial and industrial uses which typically generate noise, traffic, or evening activities incompatible with residential neighborhoods.*

d. *To prohibit new residential development other than residential units accessory to a commercial or industrial use and located within a commercial or industrial building.*

What “service center”, it is not Country Corner, it is the OPALCO property. What residential uses?

Why is this not zoned Rural Industrial.

14.

Page 30

*H. Eastsound Airport District.*

When and why did the Plan add an “Airport District”, rather than airport as an allowed use in SLI, become adopted?

Coordinating airport uses and other Eastsound land uses has been an objective from the first Subarea Plan, originally designating SLI uses as a buffer to surrounding residential uses so far as possible.

Consider:

*5.7 Purpose*

*b. To allow for new airport related facilities and services that are compatible with **the Eastsound Subarea Plan.** ~~other commercial and residential uses in the subarea and consistent with~~ The adopted Orcas Island Airport Master Plan **shall coordinate with and be guided by the Eastsound Subarea Plan.***

15.. Page 31.

*J. Eastsound Rural Residential.....etc.*

*5.9 Purpose.*

*a. To provide for a mix of residential densities in areas already in residential use.*

*b. to acknowledge the existing medium density residential areas **already served by sewer and water** and allow other uses which are or can be made compatible with residential use **in a rural area.***

*c. to provide a buffer of moderate land use intensity between the airport and adjoining industrial uses and the rural residential areas outside the geographic boundaries of this plan.*

What has this zone to do with the airport? Delete. This zone was an attempt to ignore all the urban density small lot development out towards Bartwood notwithstanding it was already served by water and sewer, normally determining Urban designation.

16.

Page 32

*Section 7. Implementation*

This section should be completely rewritten and reviewed annually thereafter. Implementation will require integration into appropriate County implementation plans, Road Plan, Park Plan, etc.

## REGULATIONS

### 16.

Page 10

Table X Allowable land uses by land use district. At the eleventh hour, the RURAL Eastsound Rural Residential zone was separated into a new column from the URBAN Eastsound Residential column. However, the allowable and not allowable uses in the resulting columns were not edited to restrict urban uses to the urban column and rural uses to the rural column. For example:

1. The allowable uses in the Eastsound Residential column should be reviewed to eliminate all rural uses on pages 18 and 24 such as farm labor accommodations and farm stay, agricultural uses, retail sales of agricultural products, and unnamed agricultural uses.
2. Similarly, the uses in the Eastsound Rural columns should allow rural uses such as forest practices, portable lumber mill, nurseries, small scale slaughter operation, resorts and camps, outdoor recreation and not allow urban uses requiring community water and sewer such as day care, nursing homes, residential care facilities, community clubs, multi-family housing and group housing.

ATTACHED ARE MATRIX SHEETS SHOWING SUGGESTED REVISIONS TO SEPARATE URBAN AND RURAL USES.

3. Review Recreational Vehicle and Mobil Home use tables, pg 17 and 18. Mobil homes are, I believe, built in a factory to a HUD Building Code and trucked to the site and are regulated like any other building. No special zoning necessary. Delete Mobil Home use from table.
4. Recreational vehicles are any unit that is built on a permanent chassis and practically moveable, campers, trailers, motor homes and fifth wheel units. . RV density is typically 6-12 units/ acre and require sewer and water, i.e. an urban use. An RV park would be a useful tool for

meeting affordable housing needs. Not a preferred neighbor but very affordable. Currently allowed only in SLI with CUP. But where, beside the airport? Consider expanding SLI to provide space for an RV development.

5. Kiosks have been noted as needing work, I think.

**17.**

Page 34

Notes to Residential density requirements, third box from bottom

*Within the Eastsound urban growth area.....Affordable housing developments must comply with the critical area requirements of Chapter 18.30 SJCC.*

This is not an applicable reference. 18.60.230.C.6.d? i.e. not to exceed 1500 s.f. per dwelling unit?

**18.**

Page 58

*Section 22 Design Standards*

*2. Procedure for exceptions.*

There must be some clarity about appeals from EDRC decisions, if any. Decisions can be final, appealable to the Hearing Examiner (SJCC 18.80.140.B.8 and Table 8.1) or other. The failure to clarify this issue is unfair to applicants (who may not realize they have the option) and EDRC who need to know as well.

In addition, consider specifying a fee to cover additional staff time, printing and recording entailed and similarly if appeals are permitted.

the end