

Adam Zack

From: jmc779@rockisland.com
Sent: Saturday, March 14, 2020 1:05 PM
To: Adam Zack
Subject: Re: Link to Land Use Urban Issues Presentation, additional thought

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Adam, Rereading your memo on "Recent Development" I note "This data set **excludes single family residences** because this kind of development may take place on lots that were created before the current regulations were created." I do not understand just what that means. Nearly ALL the lots on Eastsound were created before there were land use regulations adopted first in 1978, I think. Recent high density developments in Eastsound have almost all been permitted as single family permits under the International Residential Code, not as MF permits under the UBC. One reason is that they have been mostly built as SF detached structures but also the SF code does not require sprinklers and Handicapped Accessible facilities, costly and often difficult requirements.

For example, Haven Road, 14 units on 0.7 acres (combined) works out about 20 units/ acre, all permitted as 14 separate SF permits. Similarly Adele Lane (AP# 271449060), 3 units and 3 ADU's on 0.26 acres, is *permitted* as 6 SF residences. I wonder if your data is sifting the data misleadingly?

From: "jmc779" <jmc779@rockisland.com>
To: "adamz" <adamz@sanjuanico.com>
Cc: "Leith Templin" <leithtemplin@hotmail.com>, "brian wiese" <brian_wiese@outlook.com>, "Charles Toxey" <innkeeper@kangaroohouse.com>, "joAn Mann" <jo.an.a.mann@gmail.com>, "Terry Gillespie" <terrywg57@gmail.com>, "Fred Klein" <freddythek10@gmail.com>, "Rick Hughes" <rickh@sanjuanico.com>, "rickxmas" <rickxmas@msn.com>, "John" <jmillerorcas@hotmail.com>
Sent: Friday, March 13, 2020 12:31:58 AM
Subject: Re: Link to Land Use Urban Issues Presentation

Dear Adam, Thank you for the link to the November LCA and Table 7 on page 22, I remain puzzled by the data, however. Looking at Achieved Density in the VR zone (bottom line) I see that 44 units were built on 50.52 acres for a mean achieved density of 0.284 acres/unit (3.53 u/ac.). First of all, that does not make sense. $50.52/44 = 1.15$ acres/ unit, not 0.284 as shown. More to the point, there is no way that between 2005 and 2018 that the VR zone saw **50 acres** developed into housing. I'm not sure there is 50 acres in the entire zone, developed or not. Similarly note 2 states that if April's Grove had been included that would have only slightly changed the achieved density ratio. Doubling the achieved units from 44 to 91 at 12u/acre would certainly change the achieved density to something above 6 units/ acre. Please take another look at this anomaly as it is the basis of the consideration of increasing the density in this zone to increase capacity in the UGA.

On the subject of increasing the allowable density in the VR district to encourage more development there, I wonder how increasing allowable density would "increase density" in the UGA? If developers and property owners are not utilizing the present allowable density, why would more allowable density result in increased development? Presently developers can build 12 units / acre PLUS an additional

12 ADU's for 24 units / acre, about the physical limit for conventional construction under a 35' height limit.

A related thought, however, is to clarify that an additional ADU is in fact permitted for each basic unit. That is not at all clear. The Eastsound development regulations, Table 5 page 12, permit one ADU per lot. I like to see us encourage ADU's because they are small and affordable, what we need, and, in Eastsound, cannot be used for vacation rentals. Private developers can build them with no government subsidies. ADU's work. At least that is what everyone thinks although I cannot find that regulation either. EPRC may want to clarify that.

too many thoughts in one memo.

.....jmc

From: "adamz" <adamz@sanjuanco.com>
To: "jmc779" <jmc779@rockisland.com>
Sent: Monday, March 9, 2020 4:28:22 PM
Subject: RE: Link to Land Use Urban Issues Presentation

Hi John,

The information regarding achieved density is in the November 4, 2019 Land Capacity Analysis Report. The discussion of recent development begins on page 21 of that report. The specific information about achieved density is in Table 7.

I'm pretty sure that I sent a hard copy of the report to you a while ago, but if you need another copy it is available online here: https://www.sanjuanco.com/DocumentCenter/View/19296/2019-11-04_Zack_Memo_w_att_LCA_Report_2nd_Draft_PC-CC_Briefings_11-19

Let me know if you need any other info.

Thanks,
Adam Zack
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From: jmc779@rockisland.com <jmc779@rockisland.com>
Sent: Sunday, March 8, 2020 7:47 PM
To: Adam Zack <adamz@sanjuanco.com>
Subject: Fwd: Link to Land Use Urban Issues Presentation

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Adam, I continue to be puzzled by your statistic of 4u/acre in V-I/R zone. Certainly not recently. Can you forward your data so I can understand? Thanks.

.....jmc

From: "jmc779" <jmc779@rockisland.com>
To: "adamz" <adamz@sanjuanco.com>
Sent: Saturday, February 29, 2020 12:46:47 PM
Subject: Re: Link to Land Use Urban Issues Presentation

Adam, Thank you for forwarding this link. My connection is very slow and that helped.

I continue to be concerned with your image #23 which states "2005-2019Village Residential develops about 4 units/acre". My records only cover 2013-2018 but they show a very different picture, 16 units/acre. See attached. The zone is composed almost entirely of parcels created before there were any size or density regulations. Development is either individual small existing lot developments and "developer" developments with very few of those. The vast bulk of the capacity in that zone lies in about half a dozen parcels.

The proposal to encourage more dense development by increasing the allowable density in that zone is unlikely to have any affect. The zone presently allows, including ADU's, 24 units/acre. That is about the physical limit of three story construction as Adele Lane and Haven Road will confirm.

The difficulty for anyone hoping to build housing in Eastsound is finding any land for sale. The surest way to cure that is to expand the UGA north of Anderson (Bartel) road. There is at least one eager seller and the area is already served by water and sewer.

.....jmc

From: "adamz" <adamz@sanjuanco.com>
To: "jmc779" <jmc779@rockisland.com>
Sent: Thursday, February 27, 2020 4:34:05 PM
Subject: Link to Land Use Urban Issues Presentation

Hi John,

The presentation I gave to the Planning Commission and County Council in February is available at the following link:

https://www.sanjuanco.com/DocumentCenter/View/19824/2020-02-10_LU_Urban_issues_pres_CCPC_02-2020

I will be at the March 5 EPRC meeting to make a similar presentation to the committee. Let me know if you need anything else.

Thanks,
Adam Zack
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