

## Sophia Cassam

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**From:** Lynn Bahrych <bahrych@rockisland.com>  
**Sent:** Wednesday, June 16, 2021 10:41 PM  
**To:** Sophia Cassam  
**Subject:** Comments for Planning Commission Meeting on June 18, 2021

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Dear Sophia Cassam:

Please consider this comment concerning two requests for amendments to the SJC Comprehensive Plan and UDC.

### B.3, Request 21-0003, Joe Symons

In order to address the infrastructure demands that will come with increased population, we must know the full range of potential build-out. Policies governing affordable housing have to be based on a range of scenarios, the most extreme being full build-out to the legally allowed capacity under the current comprehensive plan. We cannot plan intelligently if we ignore the worst case scenario, however unlikely it may be in the near term.

We have a housing crisis today, with no long-term rentals available for our service providers and essential workers on either San Juan Island or Orcas Island. OPALCO is “maxed-out” or nearly so for electrical hook-ups. Rockisland is straining to meet demand, with connectivity weakening because of the additional users being serviced. To provide affordable housing, power, and internet, we need to immediately recalibrate the number of building permits—in the short term—that we allow. We need to calculate the rate at which we can afford to grow and the limits we wish to put on that growth. Clearly the ferry service is also strained with our present population, with no immediate relief in sight. We should not ignore the current trend of rapidly rising population, nor can we afford to ignore the consequences of full build-out.

### B.7, Request 21-0007, Rachele Ericsson

Drive-through restaurant windows would be contrary to the vision statement and the island culture of the last many decades. The legislative history of the Technical Advisory Committee that drafted the UDC (on which I served) will clearly show that drive-in’s and drive-up windows were to be prohibited. These uses undermine the pedestrian patterns in our villages, hamlets, and town, where shopping is done on foot, not from fast food services to drivers. A temporary need to provide take-out food service due to the pandemic should not result in the permanent loss of our local character.

Thank you for considering my comments.

Sincerely,  
Lynn Bahrych, J.D., Ph.D.  
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