

Adam Zack

From: Erika Shook
Sent: Monday, July 23, 2018 12:35 PM
To: Comp Plan Update
Subject: FW: Port of Orcas-owned parcel on North Beach and Mount Baker Road

From: Kangaroo House B&B <innkeeper@kangaroohouse.com>
Sent: Sunday, July 22, 2018 2:37 PM
To: Erika Shook <erikas@sanjuanco.com>
Subject: Port of Orcas-owned parcel on North Beach and Mount Baker Road

Hi Erica,

I'm writing you to express concern about recent Master Plan the Port of Orcas has proposed for expanding its boundary East to North Beach Road and to ask a question.

I know you're aware of the split land use designation parcel at the corner of North Beach Road and Mount Baker Road. The two alternatives the Port has offered show 1) a new driveway/entrance/exit to the airplane hangars crossing the public path on North Beach Road and 2) either the use of that entire lot for hangars and terminal buildings or the parking for all activities on the currently Residential portion of the parcel even though a parking lot and driveway to a Service-Light Industrial use is not a Residential use.

Activities appropriate to Residential and Institutional uses:

Routing airport traffic across the public path onto the smaller road (North Beach) and having hangars, a terminal and a parking lot with dozens of spaces built right up to North Beach Road would negatively change the character and usability of the neighboring parcels and usability of the path and road for residents of the North Beach neighborhood who walk from their homes to work, school, day care, pre-school, the churches on the corners and to the senior center.

There are two schools and day cares on North Beach. One school is directly next door to this parcel. There is a Catholic church and a Kingdom Hall on the south two corners and three small houses on the NE corner with three houses north of them across the street from the preschool. With North Beach Road being the only way in and out of the relatively densely occupied North Beach community.

Safety:

Routing even the current amount of airport traffic onto North Beach Road would create new hazards for the many pedestrians that take this path. And, the increase in car, shipping truck and ambulance traffic that would now have to turn onto North Beach instead of entering and exiting from Mount Baker Road as happens today would make for unnecessary congestion.

There really is no intrinsic need for the Port to build out all the way to the East of that lot. Even the former Port Manager said she doesn't believe moving the terminal is necessary. The current Port Commissioners have said they want to have as many rentable hangars as possible.

And now the question. The Port has purchased a variety of parcels such as this one that they might want to expand into over the years. But, just because they buy a parcel does not mean that they may automatically incorporate that parcel into the footprint of the comprehensive "Airport" land use designation, right? If they had that power, they could move any airport operation (fueling station, helipad) anywhere that is contiguous to their current footprint.

From a community development standpoint, it seems appropriate to have the boundary of the footprint of the comprehensive land use designation "Airport" not extend any farther East than the line which currently separates the SLI and Residential parts of that parcel. And, the currently residential part of the parcel should be designated for a use (Residential or Residential Institutional) complimentary to the neighborhood and the immediate neighbors on all sides and across the street with no airport traffic crossing it.

I would welcome your thoughts and comments. The Port is hosting a public meeting this Thursday at the Orcas Fire Hall – 3:30pm to discuss concerns. Is it possible you or someone from your office could attend?

Thank you,
Charles Toxey
360-376-2175