

Adam Zack

From: Fred Klein <freddythek10@gmail.com>
Sent: Monday, October 7, 2019 11:18 AM
To: Adam Zack
Cc: pkamin@rockisland.com; jmc779@rockisland.com
Subject: Re: Eastsound LCA Map 11.A

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Adam...thanks for your reply...please note that before a recent BLM and SLD, this parcel stood as just a hair over 30 acres, thus generating 6 potential dwelling units in its present designation.

The BLM and SLD processes are designed to preclude a result which would generate an increase in the number of potential dwelling units.

Since the newly created lot allows for a single dwelling unit, what remains of the original parcel can only support 5 potential dwelling units.

My concerns rest with the 5.59 dwelling units which your computations show...simply a theoretical increase, but one which, if generated repeatedly over hundreds (or thousands) of parcels would (or could?) result in a count significantly in excess of the true number of potential dwelling units.

This concern would not be addressed by your suggestion to change the criteria for the color of your map from "6 to 10" to "5.01 to 10" if I understand you correctly.

Best wishes in all the craziness,

Fred

On Oct 7, 2019, at 9:18 AM, Adam Zack <adamz@sanjuanco.com> wrote:

Hi Fred,

Fortunately, the arithmetic for calculating residential capacity is not too complicated. The math for calculating residential capacity is as follows:

$$(\text{NDLI Acres} * \text{Comp. Plan Assigned Density}) - (\text{Pending} + \text{Existing Dwellings})$$

The data for parcel 271223009000, available on the web map at https://gis.sanjuanco.com/LCA_Inventory/, is shown in the screen shot below.

<image001.png>

The math for calculating the capacity on TPN 271223009000 is:

$$(27.93 \text{ acres} * 0.2 \text{ dwelling units per acre}) - (0 \text{ existing or pending dwellings}) = 5.59$$

As you can see, the residential capacity on this parcel 5.59, as shown on the map. The labeling on the legend of the map could be changed to show this color as being "5.01 – 10". I will look into changing the legend's labels to alleviate any confusion.

Thank you for taking the time to send in your question, I hope this clears it up for you. If you have additional comments on the Land Capacity Analysis, please send them to compplancomments@sanjuanco.com.

Thanks,
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From: Fred Klein <freddythek10@gmail.com>
Sent: Saturday, October 5, 2019 10:46 AM
To: Adam Zack <adamz@sanjuanco.com>
Cc: Paul Kamin EWUA <pkamin@rockisland.com>; John Campbell <jmc779@rockisland.com>
Subject: Eastsound LCA Map 11.A

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Adam,

Thank you for your presentation at EPRC last Thursday. I do have an appreciation for the enormity of the task you've taken on in developing an LCA for Eastsound...and...I've really no idea how the graphics of **Map 11.A** factor into the computations needed for an LCA.

I bring to your attention **TP#271223009000** which is colored to indicate a capacity of **6 to 10** dwellings...this is **incorrect**.

Rather than 6 to 10, it's current designation and size put it into your category of **2 to 5**.

Again, as I am uncertain as to how your algorithm deals with the designated range of available capacity for future development, I cannot weigh the significance of this error. It does, however, lower my confidence in the numbers which your analysis will generate.

Good luck,

Fred