

Adam Zack

From: Adam Zack
Sent: Monday, October 28, 2019 9:09 AM
To: 'jmc779@rockisland.com'
Subject: RE: Rural Eastsound SubareaCapacity (LCA pg 57)

Hi John,

I'm glad that printout is working for you.

The density value for Eastsound Rural had the decimal point in the wrong place (it should have been 0.2 but was 2). This has been fixed for the next draft of the report. The correction is now showing on the web map at:
https://gis.sanjuanco.com/LCA_Inventory/

The capacity in this area has been corrected for the next draft. I will work on getting a response to your other questions once I have completed the next draft of the report later this week. Let me know if you need any more information in the meantime.

Thanks,

Adam Zack

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From: jmc779@rockisland.com <jmc779@rockisland.com>

Sent: Thursday, October 24, 2019 11:38 PM

To: Adam Zack <adamz@sanjuanco.com>

Subject: Rural Eastsound SubareaCapacity (LCA pg 57)

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Dear Adam, I continue to appreciate the printout you have provided with foldout charts. Beats anything I can print. Back to the Rural Eastsound Rural Subarea Capacity indicated on page 57 and Map 11A. These two exhibits are in agreement but seem to be mistaken. They seem to assume the development capacity of Eastsound Rural to be two units/acre. The maximum allowable density here is one unit/5 acres. The development capacity is far less than the 298 given on page 57. Consider AP# 271232001, 67 acres owned by 3BB+Train. This has a development capacity of $67/5=13$ units yet is coded on Map 11A as >20. All the little 1 to 5 acre parcels to the east are color coded to have 2 to 10 unit development capacity are developed and do not appear available for significant additional

development. My rough tabulation puts the development capacity at closer to 25 units in the ER zone and 60 total in all the Eastsound Rural areas. Does that make sense?

Growth Management has been quite clear that, except in unusual circumstances, rural is 5 acres or more/ unit. Urban is 0.25 acres/unit or less. We are not making any more one acre or two acre lots in western Washington.

As all this is a rural area outside the UGA, I'm not sure that it matters much but it is a conspicuous anomaly.

.....jmc