

Adam Zack

From: Adam Zack
Sent: Monday, March 9, 2020 4:28 PM
To: 'jmc779@rockisland.com'
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
Planner III
Department of Community Development
San Juan County, WA
360-370-7580
adamz@sanjuanco.com

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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
Planner III
Department of Community Development

San Juan County, WA

360-370-7580

adamz@sanjuanco.com

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	A	B	C	D	E	F	G	H	
1			Village Residential density study by Permits						
2									
3									
4	year	address	parcel #	parcel area	# units	units/acre			
5				acres					
6	2012	152 Haven Road	271460054	0.25	1	4.0			
7									
8	2013	42b Madrona St.	271449057	0.375	1	2.7			
9		40B Madrona St.	271449057	0.375	1	2.7			
10		40C Madrona st.	271449057	0.375	1	2.7			
11		64 Haven Road	271460062	0.51	1	2.0			
12	2014								
13	2015	40A Adele Lane	271449060	0.0433	1	23.1			
14		40B Adele Lane	271449060	0.0433	1	23.1			
15		40c Adele Lane	271449060	0.0433	1	23.1			
16		40D Adele Lane	271449060	0.0433	1	23.1			
17		40E Adele Lane	271449060	0.0433	1	23.1			
18		40F Adele Lane	271449060	0.0433	1	23.1			
19	2016								
20	2017								
21	2018	63 Haven Road	271460059	0.1	2	20.0			
22		67 Haven Road	271460059	0.1	2	20.0			
23		73 Haven Road	271460059	0.1	2	20.0			
24		79 Haven Road	271460046	0.1	2	20.0			
25		85 Haven Road	271460045	0.1	2	20.0			
26		91 Haven Road	271460044	0.1	2	20.0			
27		97 Haven Road	271460043	0.1	2	20.0			
28		64 Urner St.	271460059	0.1	1	<u>10.0</u>			
29									
30						302.5	15.9	units/acre	