

Adam Zack

From: Patrick Kirby <patrickkirby2244@gmail.com>
Sent: Monday, August 30, 2021 11:52 AM
To: Comp Plan Update; Adam Zack
Subject: TPN 262222012000 partial redesignation Map Request 18-007

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This comment is in regards to my request to have the north 2.0 acres of parcel TPN 262222012000 redesignated as residential much like it was prior to the Orcas Village plan.

I am writing this comment because I became aware that my request had been changed to making the north 3.5 acres residential.

The reasons I have made this request to have the north 2.0 acres redesignated as residential are as follows:

1. The north 2.0 acres are accessible from the northwest corner of the property where Orcas Hill road cuts across this parcel and makes a sensible residential parcel.
2. There is a good building site on the northwest corner for a house and I have a group B water connection that can be applied to that parcel for residential use.
3. The land south of the north 2.0 acres is accessible from the easement between the OPALCO Substation and the ESWD wastewater treatment facility. This access leads to the flattest and best building sites on the property and is separated from the north 2 acrs by a steep slope. The interpretation by County staff of the topography that the north 3.5 acres is a useful unit is incorrect. It is also incorrect to suggest that the whole north 3.5 acres is too steep for any commercial use. The lower part of the north 3.5 acres contain the most accessible and buildable land.
4. The minimum size residential lot is 2.0 acres. If 3.5 acres is designated residential then 1.5 acres of my parcel essentially becomes useless. I would still only be able to create one residential unit and would have 1.5 acres less land to put to other uses. This would leave me with only 1.1 acres of commercial land instead of 2.6 acres. This would be a disaster for me. I would rather have no redesignation at all than to have 3.5 acres made residential.
5. I have one commercial water connection at this time. If I can get the north 2 acres redesignated as residential, then I can do a three lot short plat and sell the north 2 acres as a residential parcel using the Group B Bangs water system connection. that is appropriate for residential use.. The southern remainder would be divided in two parcels, one for non-inhabited commercial use and the other for normal commercial use. The parcel without water could be used for solar power generation if that becomes an allowed use per my second request to the Comprehensive Plan review.

Please respect my intimate knowledge of my own land and return this redesignation request to the 2.0 acre request I submitted. Please let me know that you have complied with my request. Please do not alter my request.

Thank you,
Patrick

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