

An aerial photograph of a coastal town in San Juan County, Oregon. The town is built on a hillside overlooking a large bay. The foreground shows a rocky shoreline with a few small boats. The middle ground is dominated by a dense forest of evergreen trees. In the background, there are residential buildings, a school, and a large open field. The sky is clear and blue.

San Juan County Comprehensive Plan Update
Element B.2 Land Use and Rural

Eastsound Issues

San Juan County Planning Commission

August 20, 2021

Adam Zack, Planner III

Department of Community Development

Purpose

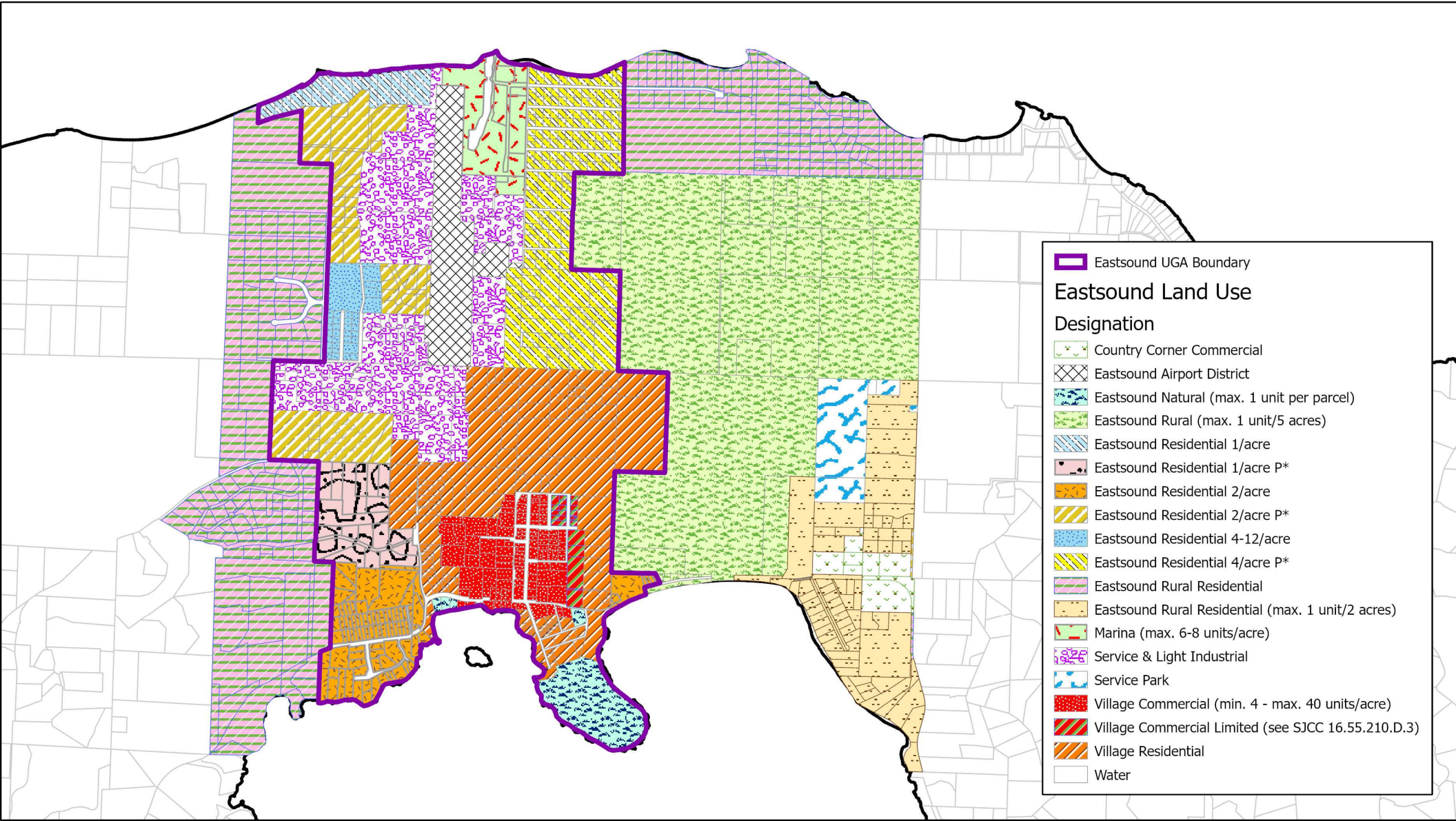
Get a preliminary recommendation from the Planning Commission on possible land use changes in the Eastsound Urban Growth Area (UGA).

Preliminary Recommendation

1. Increasing commercial and industrial capacity in the Service Light Industrial (SLI) designation
2. Density increase candidate areas
3. Orcas Island Airport Overlay (OIAO)

County Council Direction

- Increase commercial and industrial capacity in the Service Light Industrial (SLI) designation
- Explore options for increasing residential capacity in the UGA
- Prioritize infill over expanding the UGA



Eastsound UGA Boundary

Eastsound Land Use Designation

- Country Corner Commercial
- Eastsound Airport District
- Eastsound Natural (max. 1 unit per parcel)
- Eastsound Rural (max. 1 unit/5 acres)
- Eastsound Residential 1/acre
- Eastsound Residential 1/acre P*
- Eastsound Residential 2/acre
- Eastsound Residential 2/acre P*
- Eastsound Residential 4-12/acre
- Eastsound Residential 4/acre P*
- Eastsound Rural Residential
- Eastsound Rural Residential (max. 1 unit/2 acres)
- Marina (max. 6-8 units/acre)
- Service & Light Industrial
- Service Park
- Village Commercial (min. 4 - max. 40 units/acre)
- Village Commercial Limited (see SJCC 16.55.210.D.3)
- Village Residential
- Water

Eastsound
Planning Review
Committee
(EPRC)
Recommendation

- EPRC briefed on issues in Fall 2020
- EPRC Recommendation made January 2021
- Full text of their recommendation in Attachment A

SLI Capacity

- No prime locations for more SLI designation
- Possible areas for more SLI have drawbacks:
 - Access roads, or
 - Adjacent to residential areas
- Amending regulations to allow more infill can increase SLI capacity

SLI Capacity Options

- A. Allow more commercial and industrial development on lands already designated SLI (infill).
- B. Designate more land SLI

EPRC Rec: Option A. Support increasing lot coverage and oppose reducing setbacks.

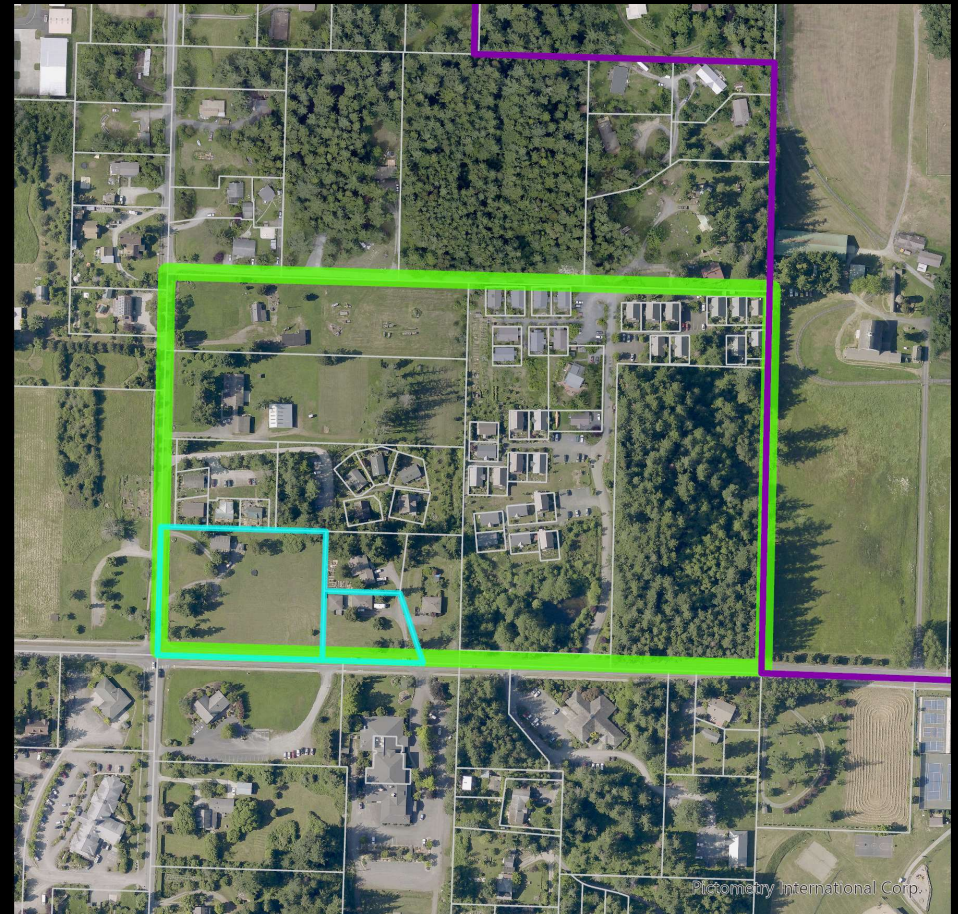
Residential Capacity

Mixed-Use Development Scenario	Net Dwelling Unit Capacity	Net Population Capacity, Assuming 2.04 People Per Household	Forecasted Population Growth	Population Capacity Excess or Shortfall
Scenario A: Mixed-Use Develops at 100% Commercial	245	501	514	-13
Scenario B: Mixed-Use Develops at 50% Commercial and 50% Residential	300	612	514	98
Scenario C: Mixed-Use Develops at 100% Residential	471	960	514	446

Density Candidate Area 1

- Designated for density of four dwellings per acre
- Could increase to max. of twelve dwellings per acre
- Change would increase capacity by roughly 36 dwelling units over what is currently allowed
- EPRC recommended area is shown in blue outline

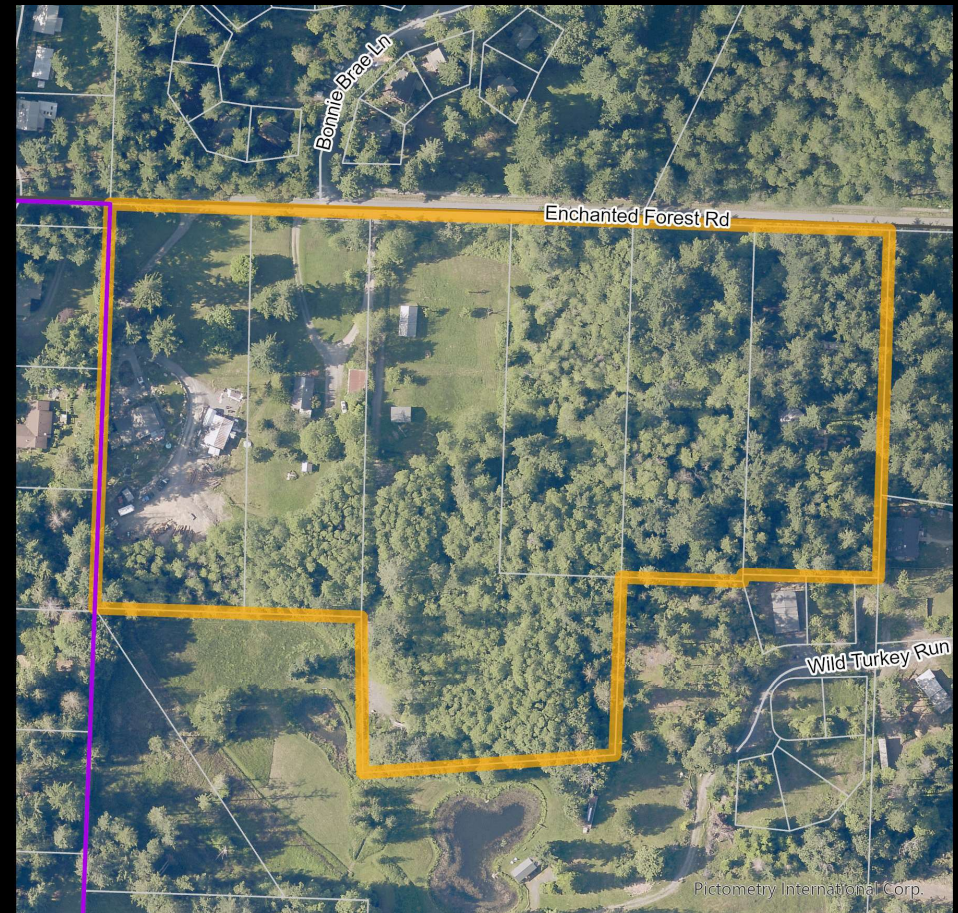
2019 Aerial Photograph of Candidate Area 1



Density Candidate Area 2

- Designated for density of one dwelling per acre
- Could increase to four dwellings per acre
- Change would increase capacity by roughly 11 dwelling units
- EPRC recommended increasing density here

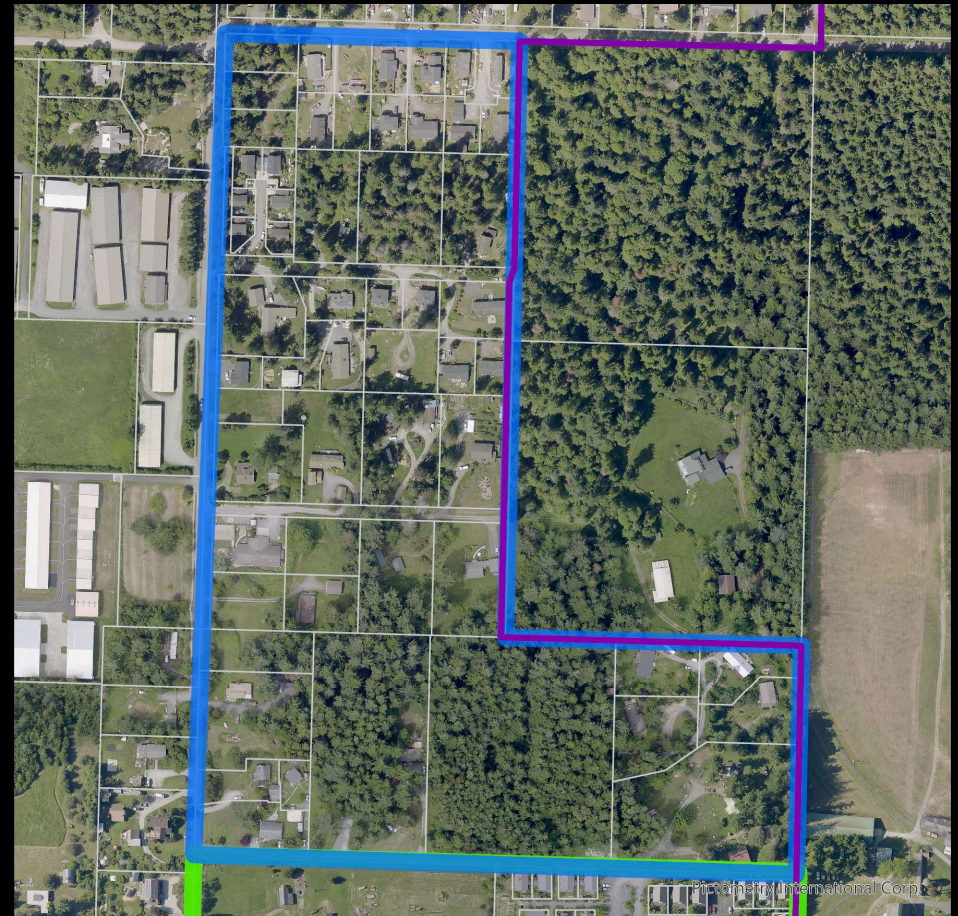
2019 Aerial Photograph of Candidate Area 2



Density Candidate Area 3

- Designated for density of four dwellings per acre
- Could increase to max. of twelve dwellings per acre
- Change would increase capacity by roughly 71 dwelling units over what is currently allowed
- EPRC recommended no change to density in this area

2019 Aerial Photograph of Candidate Area 3



EPRC Recommendation

- **Candidate Area 1:** only increase density on corner of N Beach and Mt Baker roads
- **Candidate Area 2:** increase density to four dwellings per acre
- **Candidate Area 3:** do not increase density in this area

Candidate Areas

Increased Capacity Above Existing

- **Candidate Area 1:**
 - Staff rec: +36 dwelling units
 - EPRC rec: +10 dwelling units
- **Candidate Area 2:** +11 dwelling units
(EPRC recommended)
- **Candidate Area 3:** +71 dwelling units
(Not recommended)

Capacity Effects

EPRC Recommendation

- Capacity increases by 21 dwelling units
- Avoid a capacity shortfall if mixed-use develops with majority of commercial

Staff Recommendation

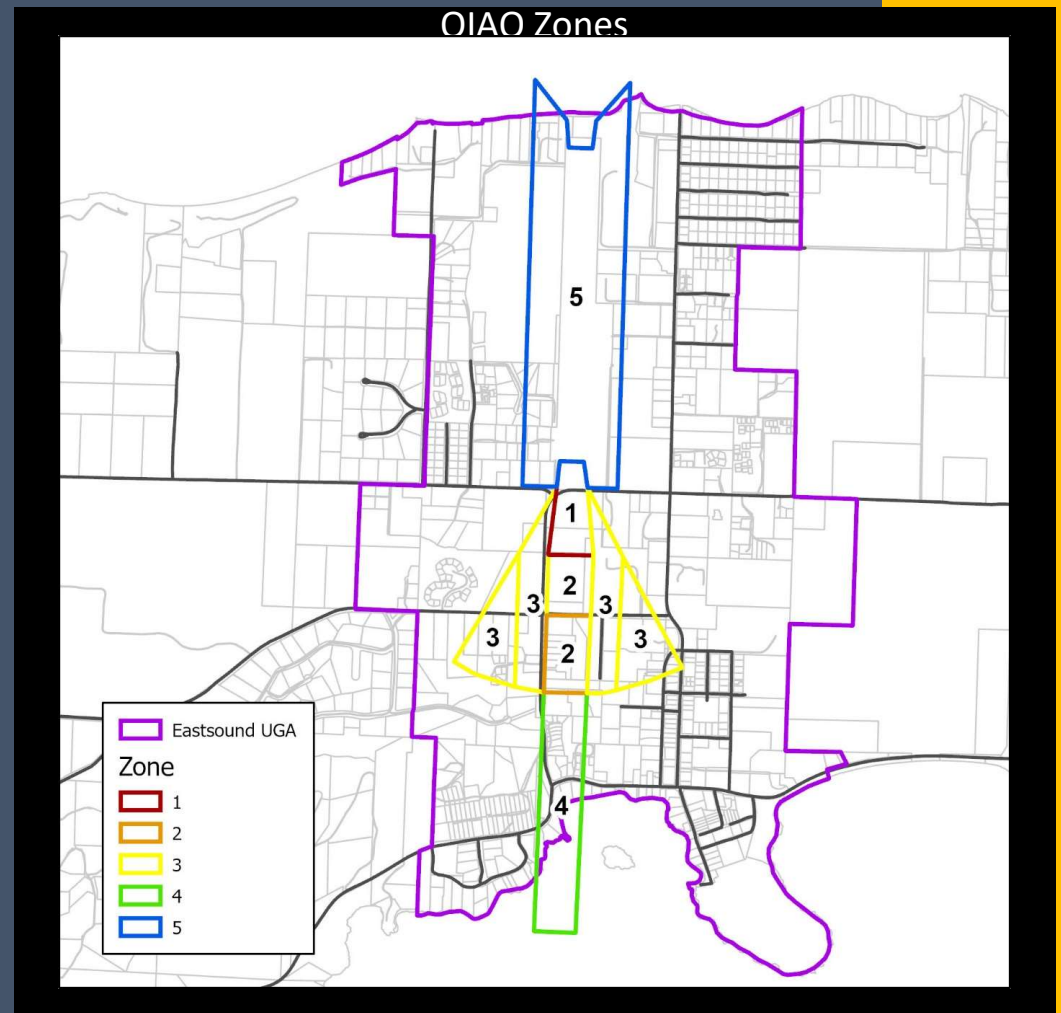
- Capacity increases by 45 dwelling units
- Difference is larger area around N Beach and Mt Baker Roads than EPRC recommendation

Recommendations

- **Candidate Area 1:**
 - Staff rec: whole area
 - EPRC rec: two parcels at N Beach and Mt Baker
- **Candidate Area 2:** staff and EPRC rec: whole area
- **Candidate Area 3:** staff and EPRC rec: no change

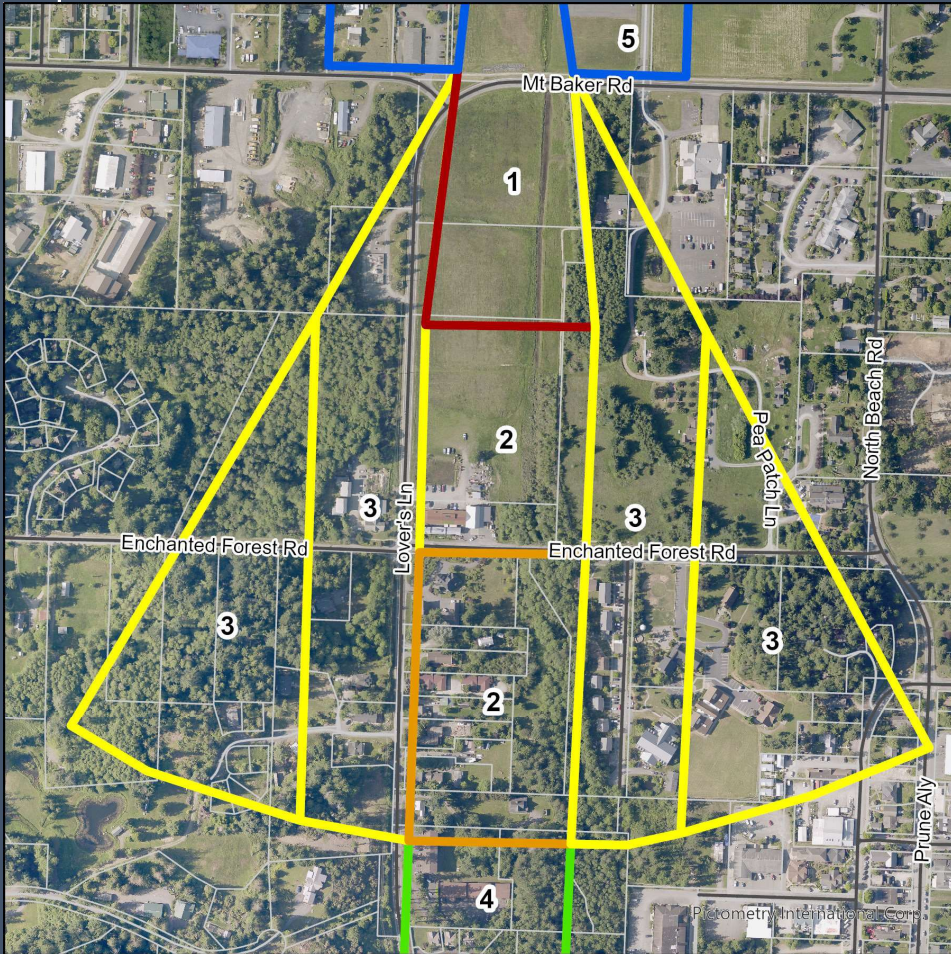
Orcas Island Airport Overlay (OIAO)

- Regulates residential densities and nonresidential development intensities
- Designed to manage hazards around the Orcas Island Airport
- Recommended regulations provided in a guidebook from WA Dept of Transportation (WSDOT)



EPRC and Staff Recommendation

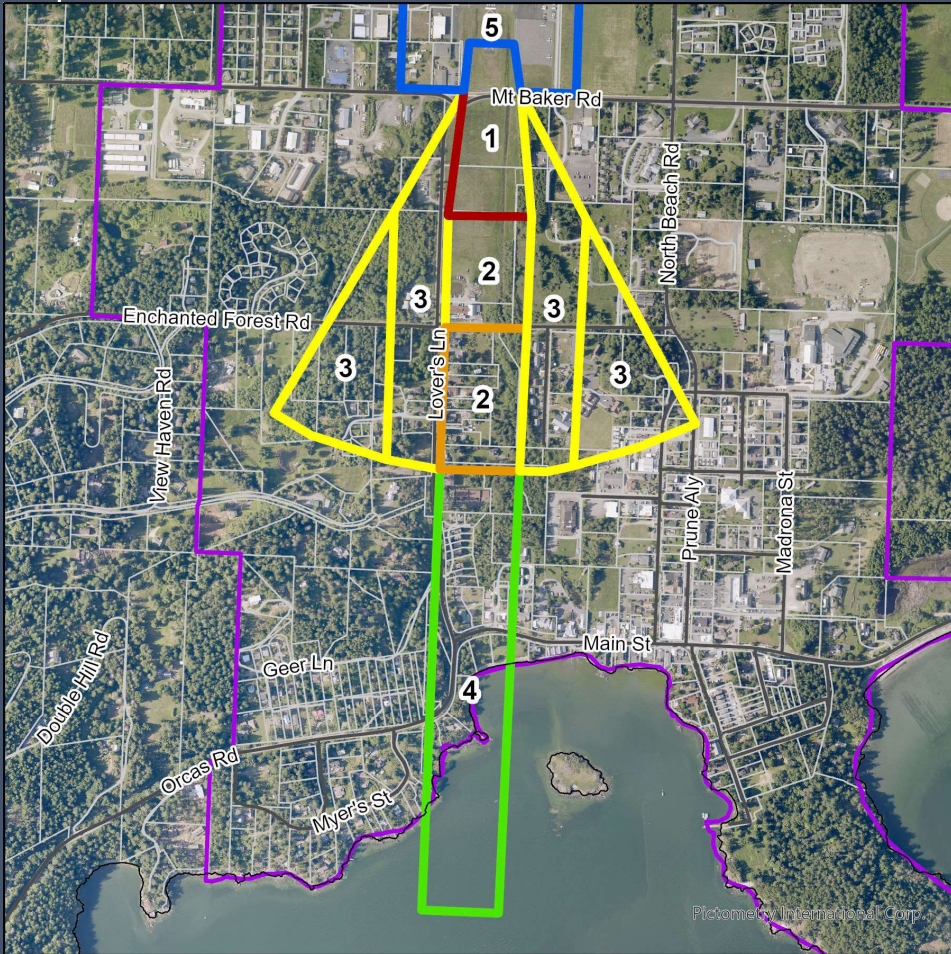
- The OIAO regulations are more restrictive than those suggested in the WSDOT guidebook.
- In most cases, the underlying land use designation regulates residential densities as much as WSDOT recommends.
- Some changes to the nonresidential regulations will simplify the OIAO code while keeping it consistent with the WSDOT guidance.



Zone 1: no change.

Zone 2 (north): allow slightly higher intensity of nonresidential use.

Zone 2 (south): Make density default to underlying land use designation.



Zone 3: Make density default to underlying land use designation, remove additional open space requirement, and remove limits to nonresidential intensity.

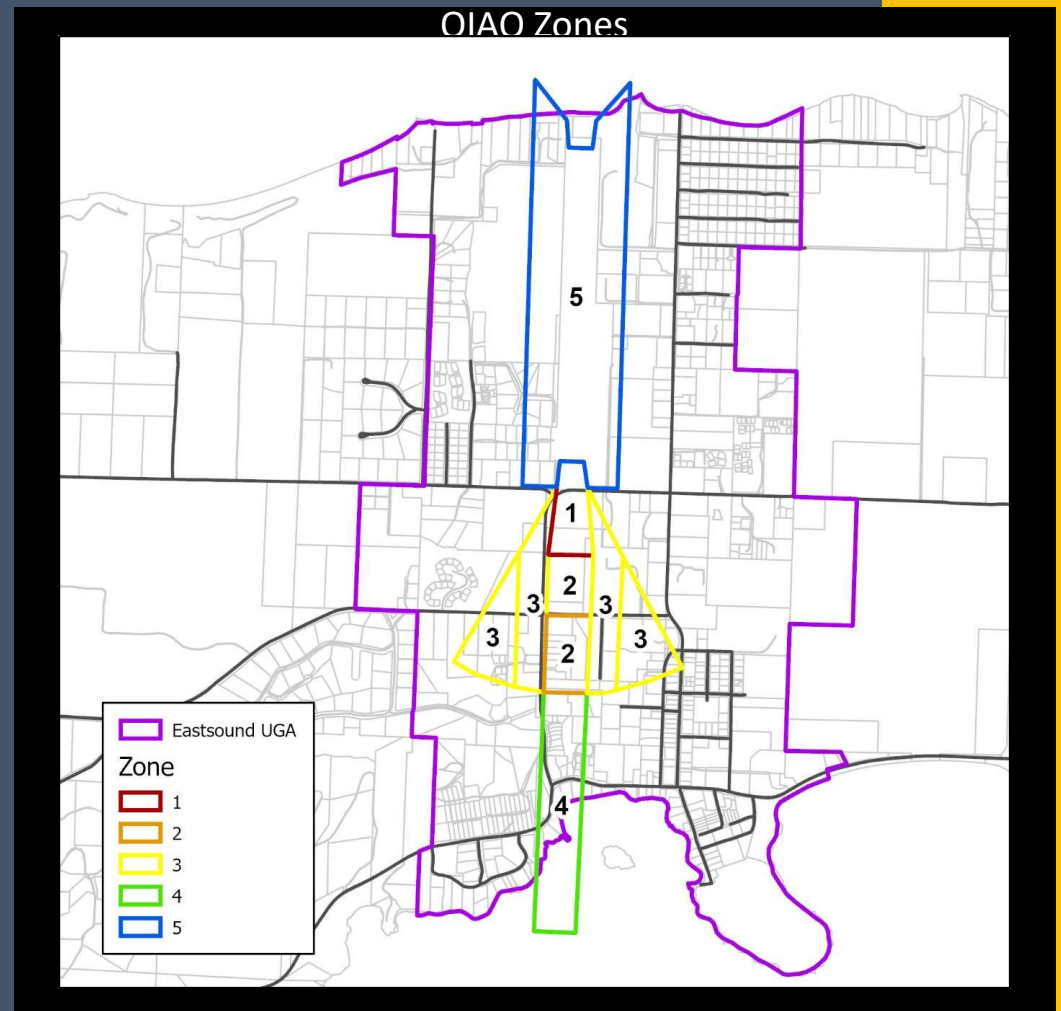
Zone 4: Make density default to underlying land use designation, remove special nonconforming regulations, remove additional open space requirements, and remove suggested building placements.



Zone 5: Make density default to underlying land use designation, remove special nonconforming regulations, and remove suggested building placements.

OIAO Staff and EPRC Recommendation

- Page 31 of the June 4 staff report
- Would simplify OIAO and make it consistent with the WSDOT guidance





Questions?

Adam Zack, Planner III

Department of Community Development

(360) 370-7580

adamz@sanjuanco.com