

2036 Comprehensive Plan Update

Eastsound Density Candidate Areas

San Juan County Planning Commission

July 1, 2022

Sophia Cassam, Planner II

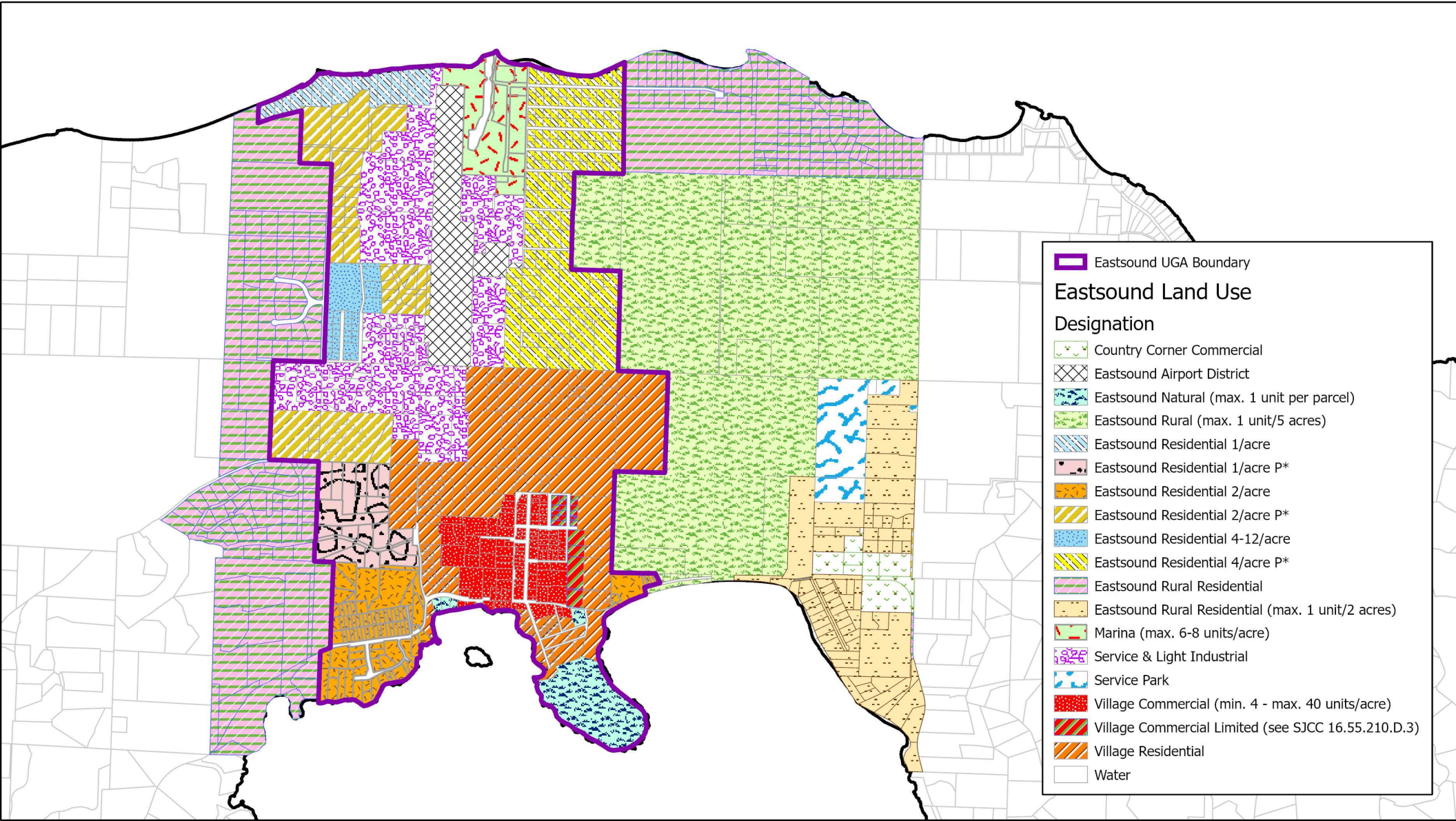
Department of Community Development

Purpose

Review the proposed Eastsound Residential Density Candidate Areas with the Planning Commission prior to the August 19, 2022 Official Maps public hearing.

County Council Direction

- Plan to meet the projected 2036 residential capacity needs for Eastsound
- Explore options for increasing residential capacity in the UGA
- Prioritize infill over expanding the UGA



Eastsound UGA Boundary

Eastsound Land Use Designation

- Eastsound UGA Boundary
- 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

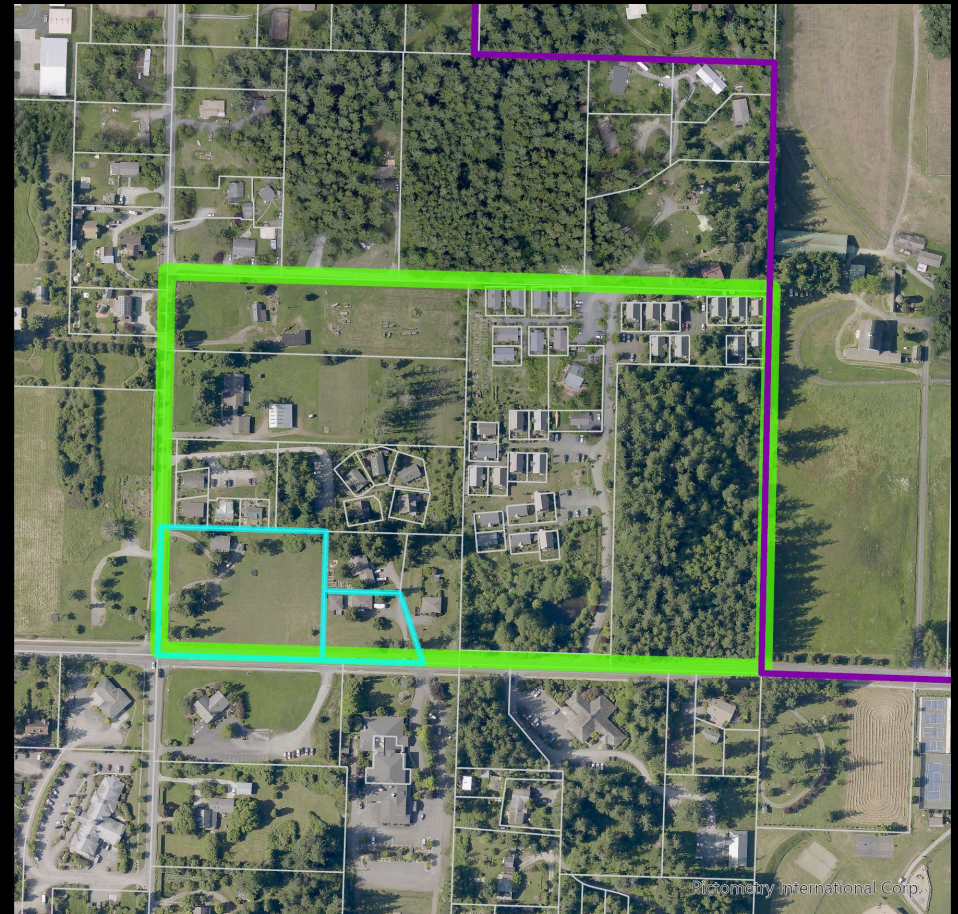
Residential Capacity

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

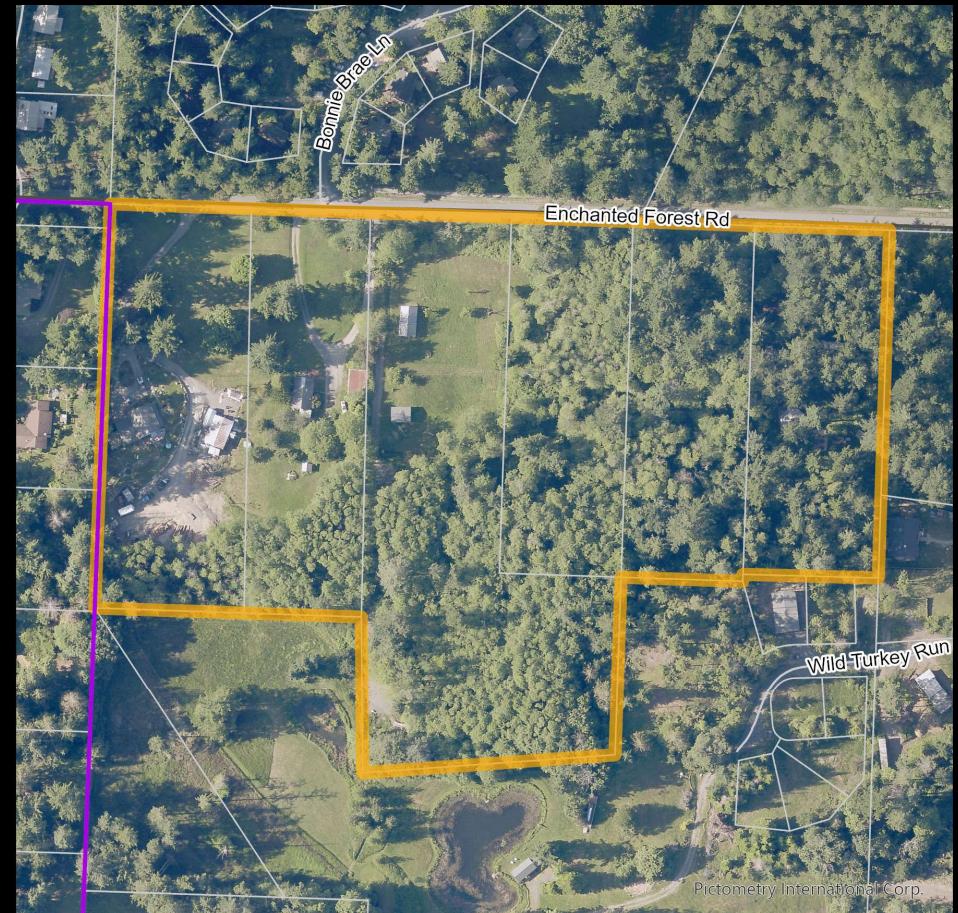
2019 Aerial Photograph of Candidate Area 1



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



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 Areas

Increased Capacity Above Existing

- **Candidate Area 1:**
 - Staff rec: +36 dwelling units
 - EPRC rec: +10 dwelling units
- **Candidate Area 2:** +11 dwelling units
(staff and EPRC 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

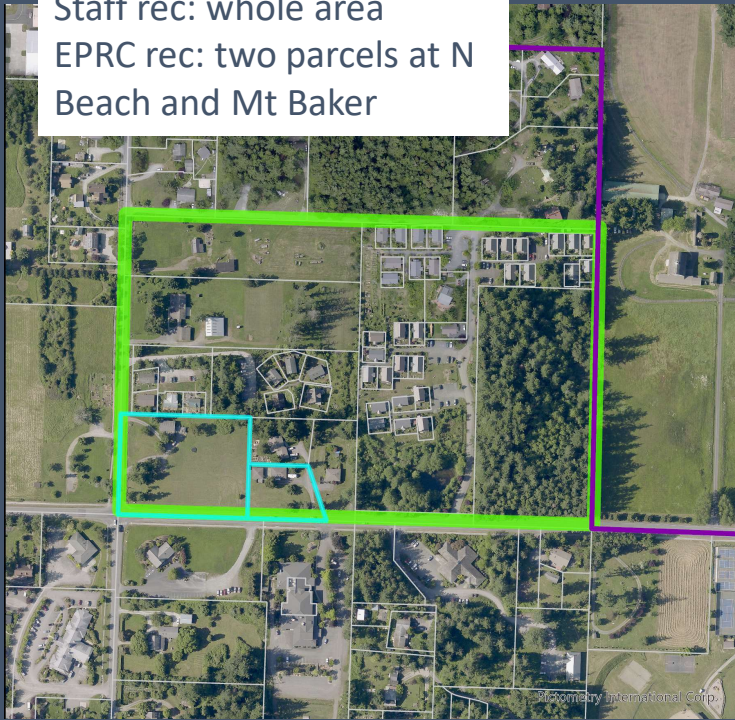
Recommendations

Candidate Area 1:

Staff rec: whole area

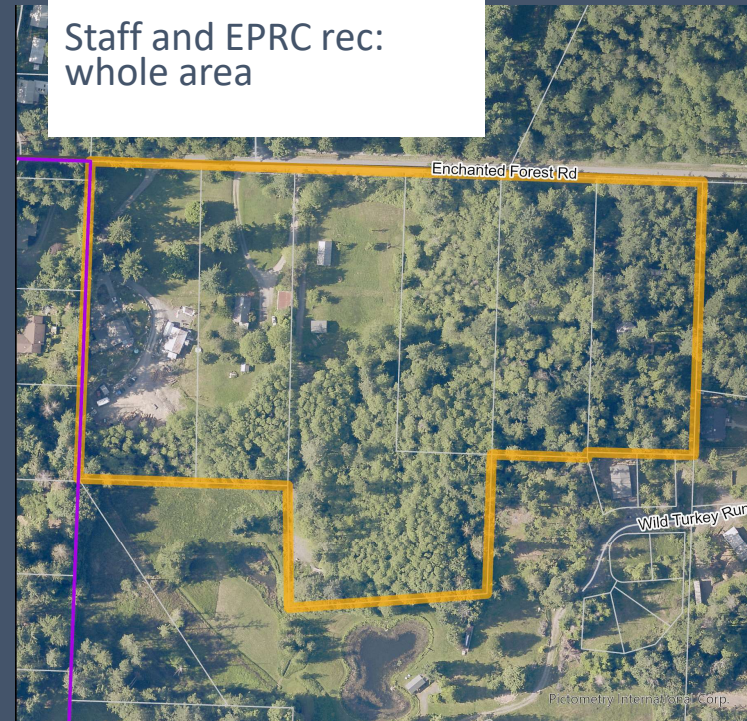
EPRC rec: two parcels at N

Beach and Mt Baker



Candidate Area 2:

Staff and EPRC rec:
whole area



Planning
Commission
Recommendation

Comprehensive Plan Official Maps
Public Hearing
August 19, 2022



Questions?

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Department of Community Development

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