

Public Comment  
for  
SJCP Meeting  
August 19, 2022  
re:  
SJC CP Update- Maps  
**EDCA 1**

To: San Juan County Planning Commission

Re: **Designation Change for EDCA 1**

Dear Commissioners,

I write in support of the DCD Staff recommendation that this entire area, currently designated ER4. be re-designated to VR/I...i.e., Village Residential / Institutional.

EDCA 1 has been described as a "24 acre parcel north of Mt. Baker Rd and east of North Beach Road".

There are several factors which support the DCD Staff recommendation.

1. The proposed change will allow for development which will mirror that on the south side of Mt. Baker Road; namely, the existing medical clinic, the performing arts center, and the Catholic church.
2. The Land Capacity Analysis (LCA) of the Eastsound UGA is suspect in that the methodology used to determine the potential development within it vastly overstates its available capacity for future residential development, one factor being that the historic trends which demonstrate that most of the VR/I land has been devoted to institutional and non-retail commercial uses. This assertion is based on extensive research and data too voluminous to detail in this Public Comment.
3. The LCA's flawed methodology also understates the need for residential capacity within the UGA due to its understating of Seasonal Residential Occupancy development in rural areas; development for which there must be demonstrated capacity within the UGA to absorb 50% in accordance with SJC regulations adopted in order to obtain compliance with the Growth Management Act.

**It is entirely appropriate...actually necessary...for EDCA 1 to be re-designated to VR/I.**

Cordially,

Fred R. Klein