

## Sophia Cassam

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**From:** Patrick Kirby <patrickkirby2244@gmail.com>  
**Sent:** Friday, August 19, 2022 4:43 PM  
**To:** Comp Plan Update  
**Subject:** Request #18-0007 written comments  
**Attachments:** Plan Request 18-0007 Kirby Orcas Landing.pdf

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Dear Planning Commission,

Thank you for the opportunity to speak today during the public comment hearing. I am submitting in writing, as an attachment to this email, my reasons for requesting the Commission reject the 3.5 acre staff-suggested re-designation and adopt my original request for a 2.0 acre redesignation . I also want to emphasize that I have received support from the Director of Community Development Mr. David Williams for returning to my original request.

Thank you for your time and consideration.

Patrick Kirby

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Patrick Kirby P.L.S.  
360-378-7454  
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Friday Harbor, WA 98250

April June 7, 2022

Dear San Juan County Planning Commission members,

This letter refers to my Comprehensive Plan request #18-0007 concerning re-designating part of my 4.58-acre parcel, TPN 262222012000, from Orcas Village Commercial to Orcas Village Residential. My submitted request was for re-designation of the North 2.0 acres. During their review of my request, SJC staff changed my request from 2.0 to 3.5 acres without any notice to, or consultation with me. This 3.5-acre idea was then preliminarily approved by the Planning Commission.

The staff's reasons for changing my request were based on an incorrect interpretation of the topography, and a lack of understanding of the existing access routes and buildable areas of the land. SJC staff also did not consider the effects on my ability to develop my land if an additional 1.5 acres (beyond my requested 2.0 acres) is re-designated as residential. Below I outline my reasons for requesting a 2.0-acre re-designation and the significant negative consequences if the re-designation is left at 3.5 acres.

I am a Professional Land Surveyor; I have owned this land for many years and know my land very well.

**1) Reasons why my 2.0-acre redesignation request makes sense:**

- a) Per SJC 18.30.440 Development standards for Orcas Village Activity Center Residential Designation, Note-13; "Residential development is limited to one residential unit per two acres." To re-designate any more than 2.0 acres removes the additional area from any useful development.
- b) There is a good building site on the northwest corner of my parcel for a house. I have a group B water connection from the Bangs Group B water system that can be applied to that potential parcel for a residential use. This is a sensible use for the north 2.0 acres.
- c) The northwest corner of the north 2.0 acres has county road access where Orcas Hill Road cuts across the northwest corner of my parcel. Thus, the north 2.0 acres has good existing access to its most buildable area.
- d) I also have one commercial Group A Orcas Landing Inc. water connection. Should even more water hookups become available, I have the potential to divide the remaining 2.58 acres into five ½ acre parcels and thereby make good use of the commercial designation. Being at the center of the archipelago's ferry system, it would be a great location for employee housing and professional offices as it gives access to and from the other ferry-served islands by walk-on ferry passengers.
- e) The land adjacent to, and south of, the north 2.0 acres is accessible from the recorded easement between the OPALCO parcel and the ESWD wastewater treatment facility. This access leads to one of the flattest and best building sites on the property and is separated from the north 2 acres by a steep slope. There is no good reason to add this 1.5 acres to my requested 2.0 acre redesignation. This land can be put to much better use if left designated as commercial.

**2) Reasons why the SJC staff idea for 3.5 acres of residential re-designation does not make sense:**

- a) It is incorrect to state, as noted in the staff report, "The slopes on the site also might make developing residences difficult if only two acres are re-designated." The northwest corner of the north 2.0 acres has a good building site sufficient for a residence. The south part of the north 3.5 acres contains the flattest, most accessible, and most easily buildable land on my whole parcel and can be put to other uses.
- b) Only one residential parcel can be created, and one residence built, on a 2.0 or a 3.5-acre parcel. Thus, nothing is gained if the re-designation is expanded from 2.0 to 3.5 acres. The only result is that 1.5 acres containing one of the two best building areas on my whole parcel is removed from possible development.
- c) If the staff's 3.5-acre idea persists, I would be left with only 1.1 acres of commercial land instead of 2.6 acres of commercial land. This would be a disaster for me. I would go from having five to having only two potential ½-acre commercial parcels.
- d) I would rather have no re-designation at all than to have 3.5 acres made residential.

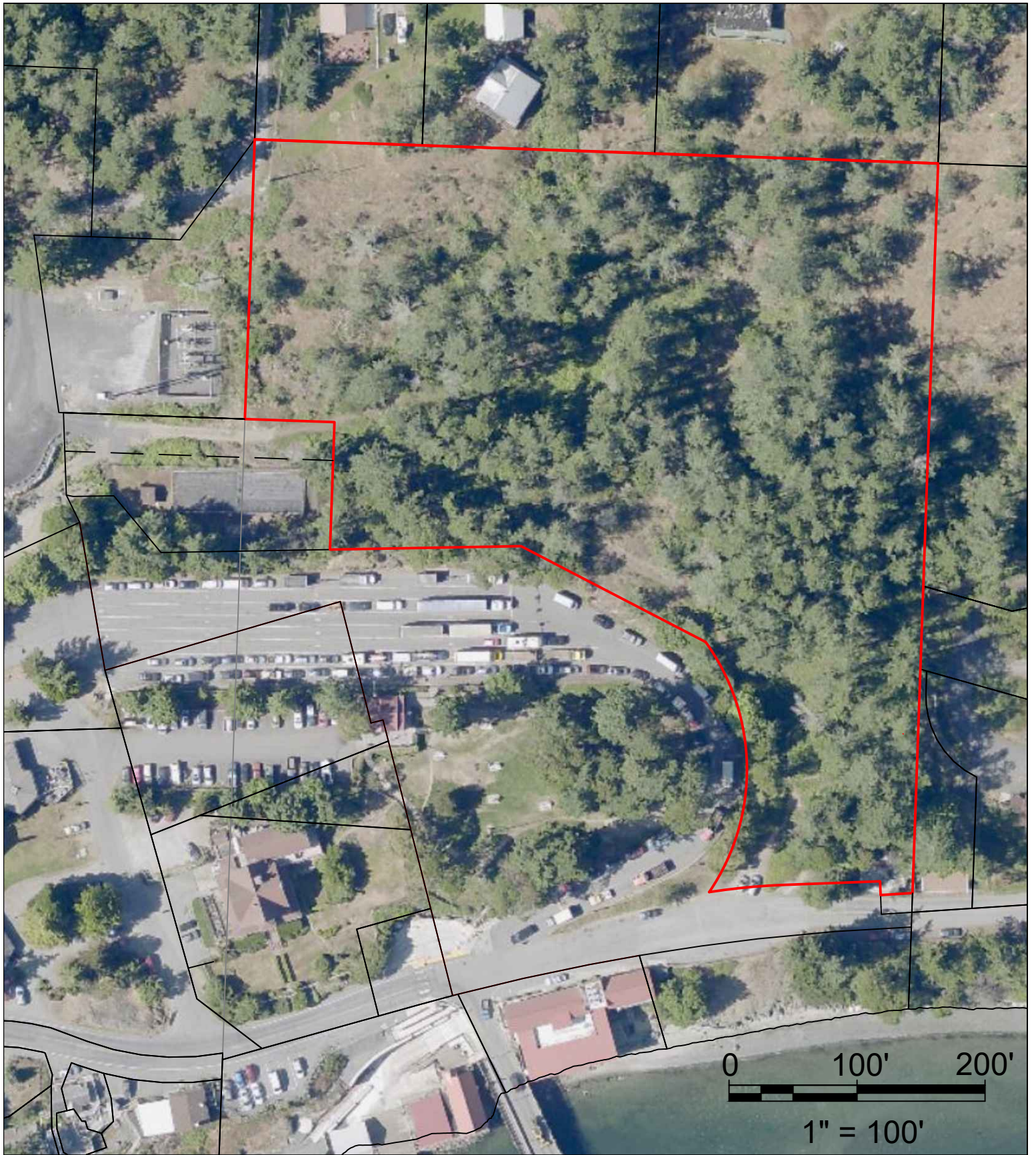
**3) My specific request to the Planning Commission:**

- a) Direct the Department of Community Development to change the result of Comprehensive Plan Request #18-007 to read "The north 2.0 acres of parcel 262222012000 shall be re-designated from Orcas Village Commercial to Orcas Village Residential."

Please see attached maps for reference and explanation of the above discussion.

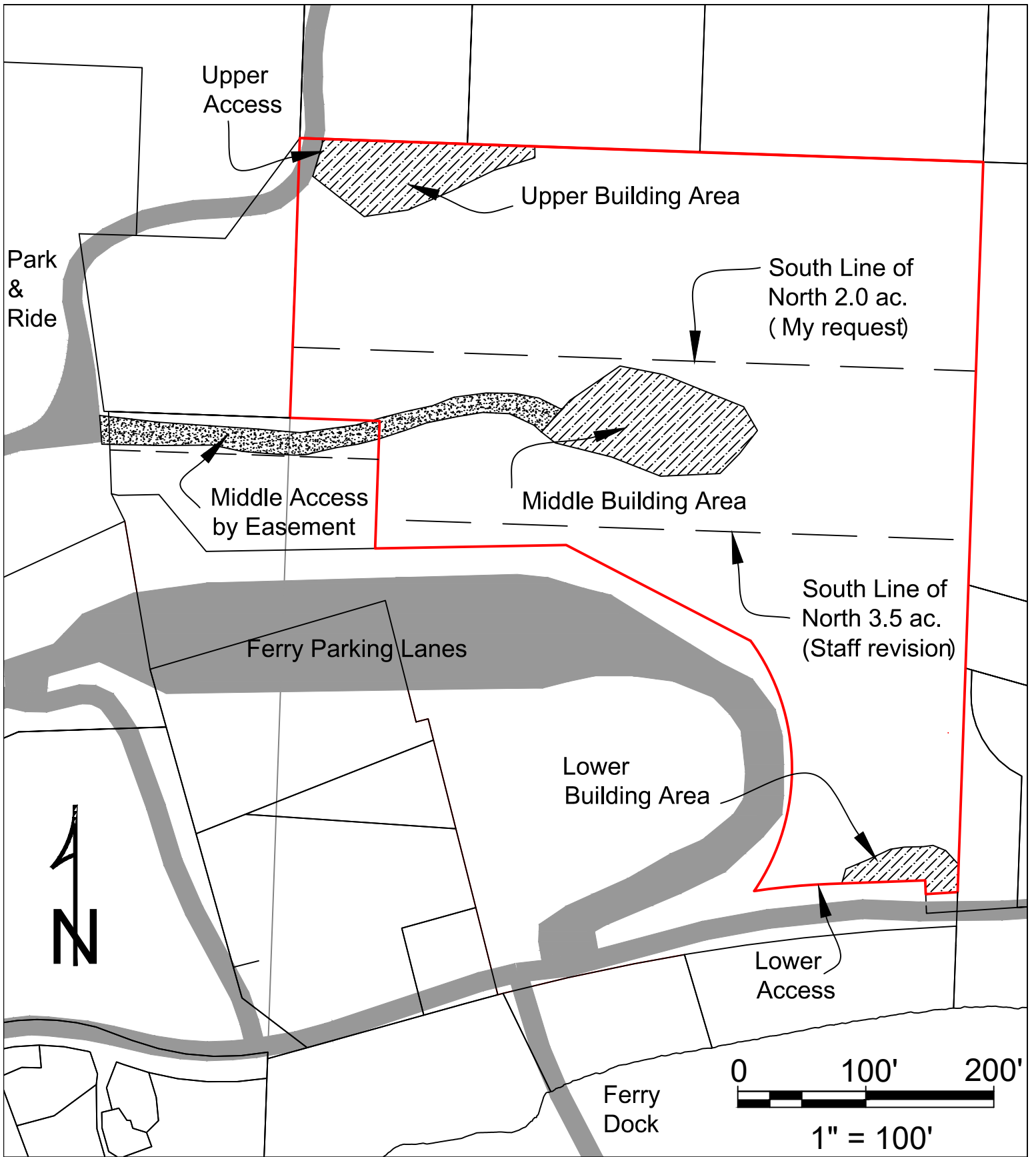
Thank you,  
Patrick Kirby

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Tax Parcel Number 262222012000  
With 2019 aerial imagery  
Patrick Kirby P.L.S. WA state registration 26369





Comprehensive Plan revision request # 18-000711/11/2016  
 Tax Parcel Number 262222012000  
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