

Lisa Schreiber

From: Erika Shook
Sent: Friday, June 15, 2018 9:27 AM
To: Lisa Brown; Lisa Schreiber
Subject: Please print and bring to leg hearing room for Adam ASAP - email and document
THANKS
Attachments: Hearing.docx

From: Steve Smith <orcasart@gmail.com>
Sent: Friday, June 15, 2018 8:59 AM
To: Erika Shook <erikas@sanjuanco.com>; Rick Hughes <rickh@sanjuanco.com>; Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Land use designation change

I fully intended to attend the hearing today but unfortunately circumstances prohibited that from happening.

Please find the attached as additional comments on the requested docket change.

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Steve Smith
Phone is 360 298 3405

Assisted Living – Orcas Island

1. Orcas Island needs an assisted living facility and housing for those who would like to live in a low-maintenance home but may not need the 24/7 help.
2. Any such place will need to provide employee housing in order to secure a stable workforce.
3. The property will provide food service to its residents, employees, and the volunteers. For the property to be successful economically in a very small market, it will need to be a place where people want to be. This includes the community members who will eventually become paying residents. One of the best ways to secure these future customers is to make food an integral part of the operation, both for those who live on the property and for those that will come from the community to socialize and volunteer.
4. Compliance with the Growth Management Act necessitates the placement of this development in the Eastsound Urban Growth Area or one of the activity centers on the island.
5. At least five contiguous acres are needed for this design.
6. In the Eastsound UGA, there are very few properties that have the necessary acres. Fewer still where the owner will consider selling or leasing. None are in Village Commercial.

What is needed for it to be possible to build an assisted living facility with the necessary associated buildings on Orcas Island?

- A. A county-wide new land use category that will conditionally permit the following if the property is used for assisted living, independent living, employee and caregiver housing, and commercial food service:
 - a. A high density – at least 25 units per acre
 - b. A commercial eating establishment
 - c. Reduced parking requirements for the assisted and independent living portion of the operation
- B. Or, an expansion of the Village Commercial land use designation to include potential properties

If the County does not add one of these land uses to the comprehensive plan, then Orcas Island does not have an economically viable option for an assisted living solution.

Steve Smith
360 298 3405