

COMPREHENSIVE PLAN

SAN JUAN COUNTY

APPENDIX 1

**POPULATION PROJECTIONS, BUILDOUT ANALYSIS
and
LAND USE INVENTORY**

February 20, 2009

The Town’s growth rate averaged 3.94% during 1990-1995, and from 1995-2001, it experienced a lower rate of 1.4% for an average 2.7% growth rate. In addition, Table 3 above shows the 2000-2005 population growth for Friday Harbor that represents an average 1.6% annual increase.

2005-2025 County Population Forecasts

The OFM acknowledges that independently developed county projections, using the same methods and similar assumptions may not match these projections because independent expectations for births, deaths, and migration for individual counties are not reconciled on the State total. The County continues to accept OFM’s “intermediate” series projections for growth management planning for the more recent 20-year planning period 2005-2025.

The population change in 5-year increments from OFM population projections for the County during 2005-2025 are shown in Table 5 below. As the table shows, an average 2.37% growth rate is expected during the next 10-year period (2005-2015), to be followed by a declining 1.76% average annual growth rate during the following 10-year period (2015-2025).

**Table 5
San Juan County Population Forecast 2005-2025**

5-Year Increments	Initial Population	Population Statistics				Terminal Population	Average Annual Growth %
		Births	Deaths	Net Migration	Population Change		
2005-2010	15,500	545	-529	1,800	1,816	17,316	2.34%
2010-2015	17,316	556	-540	1,836	1,852	19,168	2.14%
2015-2020	19,168	513	-498	1,694	1,709	20,877	1.78%
2020-2025	20,877	497	-483	1,643	1,657	22,534	1.59%
						Average %	2.27%

Source: Washington State OFM Forecast-2000, 2002 and 2005

County Unincorporated vs. Town of Friday Harbor Population Forecasts

Table 5 above shows the OFM Countywide 2005-2025 population forecast, using the OFM methodology described in Section (D) above. As shown in Table 5 (“Annual Growth Rate %” column), the 20-year forecast (2005-2025) represents an average annual 2.27% population growth rate. By comparison, the Town of Friday Harbor Planning Commission and Town Council agreed, in 2002, to an average annual 1.4% growth rate for the purpose of the Friday Harbor Comprehensive Plan (*Source: Town of Friday Harbor Comprehensive Plan 2002*). Actual average annual growth rates for Friday Harbor during 2002-2004 were as follows: 2002 = 1.24%, 2003 = -0.24%, and 2004 = 1.72%. Average annual growth rate (3 years) = 0.91%.

A goal of the county, consistent with the GMA, is to encourage new growth within the Town. Consequently, 50% of the new population growth on San Juan Island is allocated to the Town, reference Table 8

**Table 8
County Population Forecast 2005-2025 (2.0% Average Annual Growth Rate)**

Island	2005 Populatio n	Population by Island (%)	Population Projections (OFM)			
			2010	2015	2020	2025
San Juan (unincorp.)	5,214	33.6% to 30.6%	5,645	6,085	6,491	6,885
Orcas	4,894	31.6%	5,467	6,052	6,592	7,115
Lopez	2,396	15.5%	2,677	2,963	3,227	3,483
Shaw	245	1.6%	272	303	330	356
Subtotal (unincorp.)	12,749	82.3%	14,241	15,766	17,172	18,535
Town of Friday Harbor	2,150	13.9% to 17%	2,582	3,022	3,428	3,821
<i>Total Ferry-Served Islands</i>	14,899	96.1%	16,643	18,425	20,068	21,660
Blakely	62	0.4%	69	77	84	90
Brown	14	0.1%	16	17	19	20
Center	54	0.3%	60	67	73	79
Crane	22	0.1%	25	27	30	32
Decatur	78	0.5%	87	96	105	113
Johns	6	0.0%	7	7	8	9
Pearl	8	0.1%	9	10	11	12
Stuart	52	0.3%	58	64	70	76
Waldron	115	0.7%	128	142	155	167
Other Islands	191	1.2%	214	235	256	276
<i>Total Non-Ferry-Served Islands</i>	601	3.9%	673	743	810	874
TOTAL	15,500	100.0%	17,316	19,168	20,877	22,534

Source: Washington State OFM (2002 & 2005)

F. Urban Growth Areas (UGAs) Population Forecasts

Although the County has selected to use a 20-year average annual population growth rate of 2.2% for planning purposes during 2005-2025, each year's growth rate will actually fluctuate higher or lower than the projected *average* annual growth rate for the 20-year time period. This will be particularly true for the County's urban growth areas at Orcas Eastsound Village and Lopez Village. As a result, population forecasting for the urban growth areas considers growth factors that are somewhat different than the criteria used in forecasts for the Countywide population.

UGA Goals for Growth

Population forecasts for the UGAs are based on projections per the Washington State Growth Management Act (GMA) mandated goal of accommodating 50% of the

County's total increase in population growth over a 20-year planning period. This means that a certain amount of land available for urban level housing density (e.g., 4 units per acre or more) that can also be served by utilities at the time of development (per GMA concurrency requirement) is allocated for population growth within the urban growth area. In some cases, the limitation of natural resources (e.g., water), or the capability of utilities to provide service, becomes the constraining factor that influences these forecasts.

The overall GMA goal for UGAs is to plan for (1) future growth while reducing sprawl in rural lands, and (2) orderly growth within the County's towns. In order to accomplish this goal, countywide population growth is calculated for the first and last year of the expected planning time period, and 50% of that amount is allocated to the UGAs.

District-by-District Population Forecasts

Population forecasts are initially calculated district by district, due to the unique geography whereby the County is comprised of three major islands and many smaller islands. The larger islands (i.e. San Juan, Orcas, and Lopez) support most of the population; however, the larger island's respective Districts 1, 2, 3 also include smaller proximate islands that include a portion of the population.

Following the district-by-district calculations of population growth allocations whereby UGA growth is determined, the total UGA growth population of the three districts should equal 50% of the increase for the County's overall population growth. In practice, however, this goal has yet to be fully achieved.

Designation and Location of Urban Growth Areas

The Town of Friday Harbor UGA (Incorporated) surrounds the Town of Friday Harbor on San Juan Island (District 1). All potential annexations to the Town of Friday Harbor must initially be included in their UGA, which is determined through negotiation between the Town and San Juan County within the provisions and requirements of Countywide Planning Policies. The Eastsound Village UGA (Unincorporated) is located on Orcas Island (District 2), and the Lopez Village UGA (Unincorporated) is located on Lopez Island (District 3).

The only incorporated UGA in the County is the Town of Friday Harbor, which means that UGA planning requires a coordinated effort between the County and Friday Harbor to achieve appropriate growth management through the UGA process. All annexation issues to be considered by the Town of Friday Harbor must initially be focused in their UGA via a cooperative process established by countywide policies.

The expected growth on San Juan Island is 3,342 persons. Allocating 50% of the new growth, or 1,671 persons, to the Town of Friday Harbor will result in a 2025 Town population of 3,821 (2,150 plus 1,671).

Population Growth for Unincorporated Urban Growth Areas (2005-2020)

- **Eastsound Village UGA - Orcas Island.** The 2005 island population per Table 8 above is 4,894 persons. The suggested 2.2% estimated average annual growth rate for