

COMPREHENSIVE PLAN

SAN JUAN COUNTY

APPENDIX 1

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

January 16, 2009

APPENDIX 1

POPULATION PROJECTIONS, BUILDOUT ANALYSIS, AND LAND USE INVENTORY

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1. POPULATION FORECASTS

SUMMARY

The County has selected to use a 20-year average annual population growth rate of 2.2% for planning purposes for 2005-2025. The growth rate was selected after considering several growth related factors, including historical 1985-2005 County unincorporated annual population growth trends, U.S. Census 2000 and Washington State Office of Financial Management (OFM) forecasts, as well as the Town of Friday Harbor's average annual population growth rate for 2002-2004. Table 1 below shows the 20-year population forecast.

**Table 1
San Juan County Population Forecast 2005-2025**

Current 2005	2010	2015	2020	2025
15,500	17,316	19,168	20,877	22,534

A. Historic Population Change

Historic changes in San Juan County's population for 1960-2005 is shown in Table 2 below. The table also shows the incremental 5-year percent (%) changes in population, and the overall 5-year incremental average population growth rate.

**Table 2
San Juan County Population 1960-2005**

Year	Population	5-Year % Change
1960	2,872	-
1965	3,100	7.9%
1970	3,856	24.4%
1975	5,400	40.0%
1980	7,838	45.1%
1985	8,904	13.6%
1990	10,035	12.7%
1995	12,300	22.6%
2000	14,077	14.4%
2005	15,500	10.1%

Source: Washington State OFM Forecast-2005

B. Distribution of Countywide Population

The population distribution by island within the County for 2000 and 2005 is shown in Table 3 below. The 2005 population is based on 2000 Census data extrapolated at 2.02% annually, which is identical to the Washington State Office of Financial Management (OFM) 2005 population forecasts for the County. Table 3 also shows the population distribution percent (%) by island, which assumes the same percent (%) distribution used for Census 2000 data.

Table 3
Distribution of Countywide Population 2000-2005

(1) Island	(2) 2000 Population	(3) 2005 Population	(4) % by Island
<i>Ferry-Served Islands</i>			
San Juan (unincorp.)	4,735	5,214	33.6%
Orcas	4,445	4,894	31.6%
Lopez	2,176	2,396	15.5%
Shaw	223	246	1.6%
Subtotal (unincorp.)	11,579	12,749	82.3%
Town of Friday Harbor	1,989	2,150	13.9%
<i>Total Ferry-Served Islands</i>	13,568	14,899	96.1%
<i>Non-Ferry-Served Islands</i>			
Blakely	56	62	0.4%
Brown	13	14	0.1%
Center	49	54	0.3%
Crane	20	22	0.1%
Decatur	71	78	0.5%
Johns	5	6	0.0%
Pearl	7	8	0.0%
Stuart	47	52	0.3%
Waldron	104	115	0.7%
Other Islands	137	191	1.2%
<i>Total Non-Ferry-Served Islands</i>	509	601	3.9%
TOTAL	14,077	15,500	100.0%

Source: U.S. Census Bureau-2000 and OFM Forecast-2005

C. Summary of Population Forecast Methodologies

There are three basic alternative methodologies than are used to forecast future populations: Cohort survival, baseline projections, and estimates.

Cohort Survival: The U.S. Census Bureau and Washington State Office of Financial Management (OFM) use this method to prepare national and County population forecasts, respectively. Population size, age-sex composition, and other characteristics of a specific area are used primarily to determine how many children will be born, number of persons dying, and the area's ability to retain population and/or attract persons from other geographic locations. Birth, death, and migration are measured by sex and age group.

Baseline Projections: Population projections are extrapolated from past patterns, or trends, established for a specific time period. For example, the time period for 1980-2005 represents a "baseline". Future population growth simply illustrates what would occur if the pattern or trend in growth established in the baseline were continued.

Estimates: Although population estimates do not represent actual population counts, they differ from projections because they are based on actual data about the estimate year (e.g., births, deaths, housing starts, voters, etc.).

D. Office of Financial Management (OFM) Forecasts

The Growth Management Act (GMA) requires the County to accept (or appeal, if appropriate) the population projections prepared by OFM. Specifically, GMA states that... "Based upon the growth management population projection made for the County by the Office of Financial Management, the urban growth areas in the County shall include areas and densities sufficient to permit urban growth that is projected to occur in the county for the succeeding 20-year period." (*Source: RCW 36.70A.110(2)*)

Basis for 1995-2005 Population Forecasts

The OFM provided county population forecasts at 5-year intervals between 1990 and 2010, and for each year after 2010. The 2000 and 2005 projections provided an "intermediate", or most likely scenario for each county, and also included high and low population projection alternatives. The Growth Management Act (GMA) population planning targets focus on the intermediate population projection alternative.

OFM Methodology

For the 5-year intervals, OFM County population projections were prepared using a version of the cohort survival methodology. This “cohort-component” represents populations disaggregated into age-sex cells and projected through time using age-sex-specific rates of fertility, mortality, and migration for each projection interval. County populations were then compared and reconciled to the statewide age-sex, birth, death, and net migration projections for each 5-year interval from 2000-2010.

“Intermediate” Projections Scenario

The “intermediate”, or middle series projections, are based on broad OFM assumptions that are related to migration, which is the primary driver of relative population change of subnational areas, such as counties. The 1995-2005 OFM projections include the impact of the “rural rebound” growth trend experienced by most of the western states since the early 1990s. This trend was not anticipated when the initial GMA projections were prepared in 1991. Much of the rural and non-metropolitan growth in Washington since 1990 has been far greater than anticipated.

The population change in 10-year increments from 1960-2005 are shown in Table 4 below. during the 40-year period 1960-2000, the County experienced an average annual 8.7% growth rate.

Table 4
San Juan County Population Change 1960-2000

Decade	Initial Population	Population Statistics				Terminal Population
		Births	Deaths	Net Migration	Population Change	
1960-1970	2,872	351	-461	1,094	984	3,856
1970-1980	3,856	556	-536	3,962	3,982	7,838
1980-1990	7,838	1,044	-742	1,895	2,197	10,035
1990-2000	10,035	1,213	-1,178	4,007	4,042	14,077

Source: Washington State OFM Forecast-2000 and 2005

County Unincorporated vs. Town of Friday Harbor Historic Growth

The County’s unincorporated population during 1960-1990 (Table 4) represents an average annual growth rate at 8.3%, while from 1990-2000, the rate was 4.0%. By comparison, the Town of Friday Harbor’s lower growth rate ranged from 2.73% to 3.3% during 1960-1990. During 2002-2004, the Town experienced a lower 3-year average annual growth rate of 0.91% (*Source: Town of Friday Harbor Comprehensive Plan 2002 and Planning Department staff interview*).

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 is allocated to the Town, reference Table 8

E. Population Forecasts for Planning Purposes

The various population forecasting methodologies and projections for the County’s future population have been described above in this text. Table 5 above shows OFM’s “intermediate”, or middle series population forecasts for the County, which represent a 2.27% average annual rate for the 20-year planning period (2005-2025).

The County chose a slightly lower rate of 2.2% for planning purposes which considers the historic 25-year (Table 6) and 10-year (Table 7) average annual declining increase in population growth rates within the County, as well as the Town of Friday Harbor’s projected 1.4% growth rate.

**Table 6
San Juan County Population Growth 1980-2005**

5-Year Increments	Initial Population	Terminal Population	Average Annual Growth Rate %
1980-1985	7,838	8,904	2.72%
1985-1990	8,904	10,035	2.54%
1990-1995	10,035	12,300	4.51%
1995-2000	12,300	14,077	2.89%
2000-2005	14,077	15,500	2.02%

Source: Washington State OFM Forecast-2002 and 2005

**Table 7
San Juan County Population Growth 1995-2005**

5-Year Increments	Initial Population	Terminal Population	Average Annual Growth Rate %
1995-2000	12,300	14,077	2.89%
2000-2005	14,077	15,500	2.02%

Source: Washington State OFM Forecast-2002 and 2005

20-Year County Population Forecasts (2005-2025)

Table 8 below shows the population distribution by island of the projected San Juan County population based on a 2.2% average annual growth rate for the County, including the Town of Friday Harbor. The table assumes that the population will continue to be distributed among the islands, per the 2000 Census. This forecast includes permanent population only, and does not reflect seasonal or part-time residents.

**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.

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 the County to 2020 would yield an island population of 6,592 persons, which would result in an increase of approximately 1,698 persons over the 15-year planning period.

The estimated 2005 population of the UGA area (Eastsound Compact UGA) is approximately 957 persons. In order to preserve the rural character of Orcas Island and avoid sprawl, the State goal establishes the UGA as accommodating up to 50% of the increase in population expected by year 2020. As a result, 50% of 1,698 persons = 849 additional people within the UGA. Since 2000, some of this growth has already occurred.

- **Lopez Village UGA - Lopez Island.** The 2005 island population per Table 8 above is 2,396 persons. The suggested 2.2% estimated average annual growth rate for the County to 2020 would yield an island population of 3,227 persons, which would result in an increase of approximately 831 persons over the 15-year planning period.

The estimated 2005 population of the proposed 2005 UGA area is approximately 244 persons, and the UGA is expected to provide for a 2020 population of 697 persons, an increase of 453 persons from 2005-2020 (*per CDPD staff report to SJC Planning Commission – May 31, 2005*). The 15-year planning period UGA population increase represents 45% of the total island population increase for 2005-2020.

G. Bibliography for Population Forecast

Washington State Office of Financial Management.. OFM provided County population forecasts at 5-year intervals between 1990 and 2010, and for each year after 2010. The 2000 and 2005 projections provided an “intermediate”, or most likely, scenario for San Juan County. OFM’s 20-year (2005-2025) for 5-year incremental time periods was also used in influencing the County’s use of the 2.2% average annual population growth rate for planning purposes.

U.S. Department of Commerce Bureau of the Census. The 2000 census for the County was used for both calculating the Countywide current population, as well as the distribution of population by primary islands throughout the County. The 2000 census consists of two components: (1) 100% short form, (2) and population sample component. The short form includes population information (e.g. household relationship, sex, race, age, marital status, etc.), and housing information (e.g., number of units in structure and rooms per unit, tenure, value of home or monthly rent, congregate housing, vacancy characteristics, etc.). The population sample component (long form) includes additional, more detailed information regarding social, economics, and housing information.

Town of Friday Harbor Population Growth (2002-2004). The Town’s 2002 comprehensive plan projected a 20-year 1.4% average annual population growth rate. Actual average annual growth rates for Friday Harbor during 2002-2004 were: 2002 = 1.24%, 2003 = -0.24%, and 2004 = 1.72%. Average annual growth rate (3 years) = 0.91%.

Washington Superintendent of Public Instruction (SPI). Research and analysis of SPI 6-year (1999-2004) historical enrollment and 6-year (2005-2010) forecast enrollment for all San Juan County school districts is summarized in Table 8 below. SPI used the cohort survival methodology with linear projections for the 6-year forecast.

Table 9 shows an actual average annual growth enrollment rate of less than 1% during 1999-2004, and projected declining (-3.18%) average annual enrollment rates for all County school district for 2005-2010. It should be noted that, for comparative purposes, school district enrollment projections could be useful in confirming general growth trends for a Countywide population. However, enrollment projections can also differ significantly from the larger County population because the forecasts are (1) focused on a narrow age group, (2) based primarily on enrollment statistics, and (3) limited to a 5-year forecast time period.

Table 9
San Juan County School Districts
5-Year Historic and Projected K-12 Enrollments

School District	1999	2004	Avg. Annual	2005	2010
	Actual Enrollments	Actual Enrollments	Growth (%)	Projected Enrollments	Projected Enrollments
San Juan	979	964	-0.31%	956	881
Orcas	548	511	-1.35%	501	475
Lopez	268	259	-0.67%	245	156
Shaw	14	18	5.71%	14	12

Source: Washington State OFM Forecast-2002 and 2005

Orcas Power & Light Company (OPALCO). The number of OPALCO residential customers experienced an average annual growth rate of 3.55% during the 10-year time period 1990-2000. During the more recent 5-year time period 1998-2004, the average annual growth rate for residential members was 2.8%, which represents a 21.1% decrease in the average annual growth rate below the 10-year period 1990-2000. According to OPALCO, the number of residential customers has historically grown at a somewhat faster rate than Countywide population because of (1) increases in the number of OPALCO service areas, (2) separate metering of residential structures, and (3) reductions in persons per household.

2. PEAK SEASON POPULATION

SUMMARY

Peak season population estimates assume that (1) all available accommodations are occupied, (2) 10% of County residents have one houseguest staying with them, and (3) the four ferry-served islands have day visitors. Table 10 shows that during the 10-year time period between 1995-2005 the County experienced a 38% increase in total peak season population. This total 10-year increase in peak season population translates into an average 3.8% increase for each year (*average annual growth rate*) of the 10-year time period (Column 6).

Similarly, *overnight* peak population (full-time residents and their guests, plus overnight visitors staying at hotels, inns, B&Bs, marinas, campsites, etc.) experienced an average annual growth rate of 3.1% (Column 3), while the number of combined *day/night visitors* increased to 1.0 % each year (Column 5).

**Table 10
San Juan County Peak Season Population: 1995-2005**

Countywide	Overnight Population			Day/Night Visitors		Total Population	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Residents	Visitors	Total	Day Visitors	Total	Peak Season	% Visitor
1995	12,300	13,181	25,481	1,662	14,843	27,138	54.7%
2005	21,328	12,078	33,405	4,179	16,257	37,584	43.3%
Average Annual Growth Rate %	7.3%	-0.8%	3.1%	15.1%	1.0%	3.8%	-11.4%

Tables 12-19 below estimate the two major components of total peak season population. The components include the following:

Permanent Residents, Overnight Guests and Visitors

- Table 12: County population and dwelling units by island for 2000-2005.
- Tables 13-18: Current inventory (2005) of residential dwelling units/other accommodations and corresponding estimates of peak populations for ferry-served and non-ferry-served islands.

Day Visitors

- Tables 20-23: Historical and estimated ferry, tour boat, and airlines peak ridership and peak season day visitors.
- Table 24: Summary of historical and estimated Countywide peak season population components for 1995-2005.

A. Overnight Peak Population

Tables 12-18 are the “building blocks” used to calculate total overnight peak season population of permanent residents and their overnight guests, and overnight visitors who stay at lodging accommodations during their visit. Table 19 summarizes data from the tables.

The permanent residents population estimate assumes a maximum 2.18 persons per household occupancy, which represents the ratio of Census 2000 population to occupied dwelling units for all islands within the County, as shown in Table 11 (Column 6). This forecasting methodology supports the peak season population assumption that all available accommodations are occupied. By contrast, Column (9) shows a much lower ratio (1.44 persons per dwelling unit), which represents total 2000 population compared to total dwelling units, which additionally include various types of infrequent occupancy (e.g., seasonal, recreational, occasional use, vacant units, etc.). Tables 12-14 also include houseguests at 10% of total residents (family/friends).

The tables also show overnight visitors who stay at various lodging accommodations (e.g., hotels, inns, B&Bs, etc.) Data for accommodations were obtained from several sources, including the respective Chambers of Commerce and San Juan Islands Visitors Bureau. Overnight actual peak population (2000) and 2005 forecasts assume that all beds in both residential and visitor accommodations are occupied for at least overnight. The figures do not represent average annual population, but rather the maximum number of persons in the County on a single day.

Table 11
San Juan County Population and Dwelling Units (Census 2000)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Island	2000 Population by Island	2000 Population by Island (%)	2000 Occupied Dwelling Units by Island	2000 Occupied Dwelling Units by Island	2000 Persons/ Dwelling Unit	2000 Total Dwelling Units by Island	2000 Total Dwelling Units by Island	2000 Persons/ Dwelling Unit
San Juan (unincorp.)	4,735	33.6%	2,127	32.9%	2.23	2,963	30.4%	1.60
Orcas	4,445	31.6%	2,090	32.3%	2.13	2,993	30.7%	1.49
Lopez	2,176	15.5%	1,026	15.9%	2.12	1,770	18.2%	1.23
Shaw	223	1.6%	104	0.7%	2.14	220	2.3%	1.01
Subtotal (unincorp.)	11,579	82.3%	5,347	82.7%	2.17	7,946	81.5%	1.46
Town of Friday Harbor	1,989	14.1%	896	13.9%	2.22	896	9.2%	2.22
<i>Total FS Islands</i>	13,568	96.4%	6,243	96.6%	2.17	8,842	90.7%	1.53
Blakely	56	0.4%	30	0.5%	1.87	138	1.4%	0.41
Brown	13	0.1%	7	0.1%	1.86	43	0.4%	0.30
Center	49	0.3%	43	0.7%	1.14	97	1.0%	0.51
Crane	20	0.1%	9	0.1%	2.22	39	0.4%	0.51
Decatur	71	0.5%	33	0.5%	2.15	173	1.8%	0.41
Johns	5	0.0%	3	0.0%	1.67	49	0.5%	0.10
Pearl	7	0.0%	3	0.0%	2.33	29	0.3%	0.24
Stuart	47	0.3%	23	0.4%	2.04	117	1.2%	0.40
Waldron	104	0.7%	62	1.0%	1.68	174	1.8%	0.60
Other Islands	137	1.0%	10	0.2%	13.70	50	0.5%	2.74
<i>Total NFS Islands</i>	509	3.6%	223	3.4%	2.28	909	9.3%	0.56
TOTAL	14,077	100.0%	6,466	100.0%	2.18	9,751	100.0%	1.44

**Table 12
San Juan County Population and Dwelling Units 2000-2005**

(1) Island	(2) 2000 Pop. by Island¹	(3) 2000 Pop. by Island (%)	(4) 2000 Dwelling Units by Island²	(5) 2000 Dwelling Units by Island (%)	(6) 2000 Persons/ Dwelling Unit	(7) 2005 Pop. by Island³	(8) 2005 Dwelling Units by Island⁴	(9) 2005 Dwelling Units by Island (%)
San Juan (unincorp.)	4,735	33.6%	2,963	30.2%	1.60	5,214	3,217	30.2%
Orcas	4,445	31.6%	2,993	30.5%	1.49	4,894	3,249	30.5%
Lopez	2,176	15.5%	1,770	18.0%	1.23	2,396	1,922	18.0%
Shaw	223	1.6%	220	1.6%	1.01	246	166	1.6%
<i>Subtotal (unincorp.)</i>	<i>11,579</i>	<i>82.2%</i>	<i>7,946</i>	<i>81.0%</i>	<i>1.46</i>	<i>12,749</i>	<i>8,554</i>	<i>83.0%</i>
Town Friday Harbor ⁵	1,989	14.1%	896	9.1%	2.22	2,150	973	9.1%
Total FS Islands	13,568	96.3%	8,842	90.1%	1.53	14,899	9,527	91.5%
Blakely	56	0.4%	138	1.4%	0.41	62	150	1.4%
Brown	13	0.1%	43	0.4%	0.30	14	47	0.4%
Center	49	0.3%	97	1.0%	0.51	54	105	1.0%
Crane	20	0.1%	39	0.4%	0.51	22	42	0.4%
Decatur	71	0.5%	173	1.8%	0.41	78	188	1.8%
Johns	5	0.0%	49	0.5%	0.10	6	53	0.5%
Pearl	7	0.0%	29	0.2%	0.24	8	22	0.2%
Stuart	47	0.3%	117	1.2%	0.40	52	127	1.2%
Waldron	104	0.7%	174	1.8%	0.60	115	189	1.8%
Other Islands	137	1.0%	109	1.1%	1.30	191	118	1.1%
Total NFS Islands	514	3.7%	968	9.9%	0.53	601	1,041	9.8%
TOTAL	14,077⁶	100.0%	9,810	100.0%	NA	15,500	10,650	100.0%

¹ Distribution of permanent residential population by island is based on 2000 Census data.

² Distribution of dwelling units by island is based on 2000 Census data.

³ Estimated distribution pattern of OFM 2005 population by island based on 2000 Census data.

⁴ Estimated dwelling units based on 2000 Census housing data and CDPD building permit data for 2001-2005. Distribution pattern by island based on 2000 census data.

⁵ Data from 2000 Census, Office of Financial Management (OFM) and Town of Friday Harbor Building Department.

⁶ Total Census 2000 population of 14,077 includes 119 persons in group quarters, but does not include 64 additional 2000 full-time residents on Henry (33), Obstruction (26), Frost (3), and Trump (2) islands.

Table 13
San Juan Island Peak Population - 2005
(Unincorporated)

Facility Type	Dwelling Units	Persons Per Unit	Peak Population
San Juan County (unincorp.)			
Dwelling Units for Residents	3,217	2.18	7,012
Marina Labs	200	1	200
Hotel/Motel and Resorts			
An Island Place to Stay	2	2	4
Bison Island Bed & Bronze	1	2	2
Dancing Waters Guest House	1	2	2
Family Farm	1	2	2
Horseshoe Guest Ranch	1	2	2
Juniper Lane Guest House	3	2	6
Lonesome Cove Resort	6	2	12
Mar Vista Resort	8	2	16
Roche Harbor Resort	60	2	120
Sakya Kachod Choling	3	2	6
Sawmill Creek Cottage	1	2	2
Snug Harbor Marina Resort	11	2	22
Windance Cottage	1	2	2
Bed & Breakfast			
Beaverton Valley Farm	5	2	10
Dragonfly Inn	4	2	8
Halverson House	4	2	8
Highland Inn	2	2	4
Honey Lane Farms	1	2	2
Inn to the Woods	4	2	8
Lakedale Resort	17	2	34
Longhouse	2	2	4
Oak Ridge	4	2	8
Olympic Lights	4	2	8
States Inn	9	2	18
Tower House	2	2	4
Trumpeter Inn	6	2	12
Wildwood Manor	3	2	6
Wood Duck Ponds	2	2	4
Marinas			
Roche Harbor	250	2	500
Snug Harbor	40	2	80
Lonesome Cove	5	2	10
Campgrounds & RV Parks			
Lakedale Resort	73	2	146
Mitchell Bay Landing	7	2	14
San Juan County Park	20	2	40
Snug Harbor Marina Resort	9	2	18
Vacant Land (camping use)	19	2	38
Friends/Family (10% FT residents)	521	1	521
Subtotal - SJI Unincorp.	4,535		8,928

Source: Chambers of Commerce and San Juan Island Visitors Bureau

Table 14
San Juan Island Peak Population - 2005
(Town of Friday Harbor)

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
Town of Friday Harbor			
<i>Dwelling Units for Residents</i>	973	2.18	2,121
<i>Hotel/Motel and Resorts</i>			
Discovery Inn	20	2	40
Friday Harbor Center Residential Suites	5	2	10
Friday Harbor House	20	2	40
Friday Harbor Inn	72	2	144
Friday Harbor Lights	3	2	6
Friday Harbor Suites	63	2	126
Friday's Historic Inn	18	2	36
Harbor House Suites	2	2	4
Montecito Condominiums	12	2	24
Nichols Street Suites	2	2	4
Orca Inn	65	2	130
Sandpiper Condominiums	8	2	16
San Juan Waterhouse	3	2	6
Wayfarer's Rest	5	2	10
<i>Bed & Breakfast</i>			
Argyle House	5	2	10
Blair House	5	2	10
Concord Inn	4	2	8
Harrison House Suites	5	2	10
Hillside House	7	2	14
Pear Point Inn	2	2	4
Tucker House	12	2	24
Wharfside	2	2	4
<i>Marinas</i>			
Port of Friday Harbor	500	2	1,000
<i>Campgrounds & RV Parks</i>			
Town & Country Mobile Home Park	25	2	50
<i>Friends/Family (10% FT residents)</i>	215	1	215
Subtotal - Friday Harbor	2,053		4,066
TOTAL - San Juan Island	6,588		12,993

Source: Chambers of Commerce and San Juan Island Visitors Bureau

**Table 15
Orcas Island Peak Population - 2005**

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
<i>Dwelling Units for Residents</i>	3,228	2.18	7,037
<i>Hotel/Motel and Resorts</i>			
A Meadowlark Guest House	1	2	2
Abode	1	2	2
Aldergrove Farm Cottages	3	2	6
Anchorage Inn	3	2	6
Bartwood Lodge	16	2	32
Bayside Cottages	9	2	18
Bayview Cottage	1	2	2
Beach Haven Resort	10	2	20
Beach House on Orcas	2	2	4
Bella Cottage	1	2	2
Blackberry Beach Cabins	2	2	4
Blacktail Ridge	1	2	2
Boardwalk Waterfront Cottages	4	2	8
Buckhorn Farm Bungalow	1	2	2
Cabins on the Point	5	2	10
Casa Crayola	1	2	2
Casa Verde	1	2	2
Cascade Creek House	1	2	2
Cascade Harbor Inn	44	2	88
Cloud Pine	1	2	2
Dancing Deer Vacation Home	1	2	2
Deer Harbor Inn	18	2	36
Eastsound Landmark Inn	15	2	30
Evergreen Cottage at Rosario	1	2	2
Foxglove Cottage	1	2	2
Garden House on Orcas	1	2	2
Glenwood Inn Resort	5	2	10
Heartwood House	1	2	2
Highlands House	1	2	2
Homestead, The	2	2	4
Inn at Ship Bay	10	2	20
Inn on Orcas Island, The	8	2	16
Isle Dream Cottage	1	2	2
Lieber Haven Resort and Marina	12	2	24
Madrona House	1	2	2
Maggie's Manor and Gnome House	3	2	6
North Beach Inn	12	2	24
North Shore Cottages	3	2	6
Nortons Harbor View Cottage	1	2	2
Once in a Blue Moon Farm	4	2	8
Orcas Cottages	2	2	4
Orcas Hotel, The	12	2	24

Table 15 (continued)
Orcas Island Peak Population - 2005

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
Orcas Island Cottage	1	2	2
Orcas Island House	1	2	2
Orcas Island Vacation Home	1	2	2
Orcas Tree House	1	2	2
Orchard Falls Farm	1	2	2
Otter Cove Vacation Rental	1	2	2
Outlook Inn on Orcas Island	45	2	90
Place at Canoe Cove, The	6	2	12
Resort at Deer Harbor	26	2	52
Retro Retreat	1	2	2
Rosario Resort & Spa	127	2	254
Rose Arbor Cottage	1	2	2
Sandcastle Guest House	1	2	2
Seacliff Cottage	1	2	2
Seawatch at Rosario, The	2	2	4
Smugglers Villa Resort	20	2	40
Swannie's	1	2	2
Victory Hill	2	2	4
Walking Horse Country Farm	1	2	2
Winterpond	2	2	4
<i>Bed & Breakfast</i>			
Buck Bay Farm	5	2	10
Double Mountain	4	2	8
Hazelwood	4	2	8
Kangaroo House	2	2	4
Kingfish Inn	1	2	2
Massacre Bay	4	2	8
Old Trout Inn	17	2	34
Otters Pond	2	2	4
Sand Dollar Inn	4	2	8
Spring Bay Inn	4	2	8
Turtleback Farm Inn	9	2	18
<i>Marinas</i>			
Deer Harbor Resort	100	2	200
Olga Dock	8	2	16
Rosario Resort	32	2	64
West Beach	58	2	116
West Sound	6	2	12
West Sound Marina	8	2	16

Table 15 (continued)
Orcas Island Peak Population - 2005

<i>Campgrounds & RV Parks</i>			
Moran State Park	152	2	302
Environmental Learning Center	120	2	240
Obstruction Pass Park	9	2	18
West Beach Resort	52	2	104
Doe Bay Village	30	2	60
Indralaya Camps (beds)	100	2	200
Four Winds Camp (beds)	300	2	600
Camp Orkila (beds)	500	2	1,000
<i>Vacant Land (camping use)</i>	18	2	36
<i>Friends/Family (10% FT residents)</i>	489	1	489
TOTAL - Orcas Island	5,730		11,552

Source: Chambers of Commerce and San Juan Island Visitors Bureau

Table 16
Lopez Island Peak Population - 2005

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
<i>Dwelling Units for Residents</i>	1,922	2.18	4,189
<i>Hotel/Motel and Resorts</i>			
Bay House and Garden Cottages	3	2	6
Blue Fjord Cabins	2	2	4
Channel View Farm	2	2	4
Cozy Cabin on Lopez Island	1	2	2
Island Marine Center	3	2	6
Lopez Farm Cottages and Tent Camping	5	2	10
Lopez Islander Bay Resort	32	2	64
Lopez Lodge	2	2	4
Meadow Wood Cottage	1	2	2
Ravens Rock Guest Cabin	1	2	2
Rustic Elegance	1	2	2
Sunset View House	1	2	2
The Little Red House	1	2	2
Three Seasons on Lopez	1	2	2
View Cabin on Lopez	1	2	2
<i>Bed & Breakfast</i>			
Aleck Bay Inn	4	2	8
Edenwilde Inn	8	2	16
Inn at Swifts Bay	5	2	10
MacKaye Harbor Inn	7	2	14
<i>Marinas</i>			
Islands Marine Center	50	2	100
Lopez Islander	60	2	120
<i>Campgrounds & RV Parks</i>			
Lopez Farm Cottages and Tent Camping	13	2	26
Lopez Islander Bay Resort	10	2	20
Odlin County Park	30	2	60
Spencer Spit State Park	37	2	74
<i>Moorage</i>			
Spencer Spit	16	2	32
<i>Vacant Land (camping use)</i>	2	2	4
<i>Friends/Family (10% FT residents)</i>	240	1	240
TOTAL - Lopez Island	2,460		5,027

Source: Chambers of Commerce and San Juan Island Visitors Bureau

Table 17
Shaw Island Peak Population - 2005

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
<i>Dwelling Units for Residents</i>	166	2.18	363
<i>Visitor Accommodations</i>			
Our Lady of the Rock	12	1	12
County Park	12	2	24
<i>Vacant Land (camping use)</i>	2	2	4
<i>Friends/Family (10% FT residents)</i>	25	2	49
TOTAL - Shaw Island	217		452

Source: Chambers of Commerce and San Juan Island Visitors Bureau

Table 18
Non-Ferry-Served Islands Peak Population - 2005

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
BLAKELY ISLAND			
<i>Dwelling Units for Residents</i>	150	2.18	327
<i>Visitor Accommodations</i>			
Blakely Island Marina	50	2	100
<i>Vacant Land (camping use)</i>	1	2	2
<i>Friends/Family (10% FT residents)</i>	6	1	6
BLIND ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	4	2	8
State Park Buoys	4	2	8
CANOE ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
French Camp	35	1	35
CLARK ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	8	2	16
State Park Buoys	9	2	18
DOE ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park	5	2	10
State Park Dock	1	2	2
JAMES ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	13	2	26
State Park Dock and Buoys	6	2	12
JONES ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	21	2	42
State Park Dock and Buoys	10	2	20

**Table 18 (continued)
Non-Ferry-Served Islands Peak Population - 2005**

Facility Type	Dwelling Units	Persons per Unit	Peak Season Population
MATIA ISLAND			
<i>Dwelling Units for Residents</i>		2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	6	2	12
State Park Dock and Buoys	4	2	8
PATOS ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	1	2	2
POSEY ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	1	2	2
SPIEDEN ISLAND			
<i>Dwelling Units for Residents</i>	1	2.18	2
<i>Visitor Accommodations</i>			
Lodges and Cabins	6	2	12
STUART ISLAND			
<i>Dwelling Units for Residents</i>	127	2.18	277
<i>Visitor Accommodations</i>			
State Park Campsites	10	2	20
State Park Docks and Buoys	44	2	88
<i>Vacant Land (camping use)</i>	2	2	4
<i>Friends/Family (10% FT residents)</i>	5	1	5
SUCIA ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	55	2	110
State Park Docks and Buoys	48	2	96
TURN ISLAND			
<i>Dwelling Units for Residents</i>	0	2.18	0
<i>Visitor Accommodations</i>			
State Park Campsites	10	2	20
State Park Docks Buoys	3	2	6
ALL OTHER ISLANDS	646	2.18	1,409
TOTAL - NFS ISLANDS	1,622		3,381

Source: Chambers of Commerce and San Juan Island Visitors Bureau

Table 19 shows a 10-year summary of the total overnight peak season population of the more detailed “building block” Tables 12-18 above. As stated above, total overnight peak season population includes permanent residents and their overnight guests, as well as overnight visitors who stay overnight at various lodging accommodations. As the table shows, the 10-year (1995-2005) average annual growth during for dwelling units and peak population increased 2.82% and 3.11%, respectively.

Table 19
San Juan County Overnight Population 1995-2005
(Permanent Residents + Overnight Visitors)

Island	1995	2005	Average	1995	2005	Average
	Dwelling Units	Dwelling Units	Annual Growth (%)	Peak Population	Peak Population	Annual Growth (%)
San Juan (unincorp)	3,521	4,535	2.88%	7,010	8,928	2.74%
Town of Friday Harbor	1,628	2,053	2.61%	3,343	4,066	2.16%
Orcas	4,554	5,730	2.58%	8,287	11,552	3.94%
Lopez	1,795	2,460	3.71%	3,738	5,027	3.45%
Shaw	245	217	-1.14%	509	452	-1.12%
Non-Ferry Served Islands	1,214	1,622	3.36%	2,594	3,381	3.03%
	12,957	16,617	2.82%	25,481	33,406	3.11%

B. Day Visitor Peak Population

Day visitors to the San Juan Islands include ferry, tour boat, and airline passengers who complete same-day roundtrips. Tables 20-23 show historical and forecasted 2005 total peak season ridership, which is the statistical basis used to extrapolate net day visitors for ferries and airlines. The methodology for calculating net day visitors is explained below.

Ferry Peak Day Visitors. In 1999, the WSDOT State Ferries Planning Division conducted a ferry ridership study that included an origin-destination survey for Anacortes-San Juan Islands trips. Among other findings, the study determined that 47.5% of total ferry riders made a roundtrip within one day. This factor was used to extrapolate the average daily number of peak day visitors from 2005 forecasted daily peak riders, as shown in Table 20 below. The estimated 7,959 average daily riders shown in Column (9) of Table 20 (excluding inter-island [-363 riders] and international routes is 7,596 riders. Extrapolating from 47.5%, Table 23 shows 3,609 ferry peak day visitors for 2005 arriving at the County’s ferry-served islands.

Note: Inter-island passenger trips are not shown because the trips do not originate from Anacortes, and therefore inflate the number of one-day origin trips that are used to calculate peak day visitors.

Table 20
Ferry Peak Ridership 1993-2004 Actual and 2005 Forecast

Location	1993-2000 Actual (Aug)			2000-2004 Actual (Aug)			2005 Forecast
	1993 Daily Peak Riders	2000 Daily Peak Riders	Average Annual Change (%)	2000 Daily Peak Riders	2004 Daily Peak Riders	Average Annual Change (%)	Daily Peak Riders
San Juan Is.+ FH	2,911	4,043	5.6%	4,043	3,659	-2.4%	3,572
Orcas	2,895	2,880	-0.1%	2,880	2,761	-1.0%	2,732
Lopez	1,750	1,245	-4.1%	1,245	1,186	-1.2%	1,172
Shaw	207	162	-3.1%	162	127	-5.4%	120
TOTAL	7,763	8,330	1.0%	8,330	7,733	-1.8%	7,596

Source: WSDOT State Ferries Planning Division

Tour Boat Peak Day Visitors. As Table 21 shows, Port of Friday Harbor 2003-2004 historical data shows a growth trend of 2.8%, which was used to forecast average daily tour boat ridership for 2005. According to the Port of Friday Harbor, virtually 100% of tour boat ridership are same-day roundtrips, and only carry passengers to Friday Harbor.

Table 21
Daily Tour Boats Peak Ridership

Location	2003-2004 Actual (Aug)			2005 Forecast
	2003 Daily Peak Riders	2004 Daily Peak Riders	Average Annual Change (%)	Daily Peak Ridership
San Juan (unincorp. + FH)	527	542	2.8%	557
TOTAL	527	542	2.8%	557

Commuter Airlines Peak Day Visitors. Table 22 shows that Port of Friday Harbor 2001-2004 historical data indicates a 3-year growth trend of 7.6%, which was used to forecast average daily commercial commuter airline enplanements for 2005. According to the Port of Friday Harbor, 20% of total commuter airline passengers make a roundtrip within one day. This factor was used to extrapolate the average daily number of peak day visitors from the 2005 forecasted daily peak enplanements.

As Table 22 shows, there are 70 average daily enplanements forecast for 2005. Extrapolating from 20%, Table 23 below shows peak day visitors for 14 commuter airlines in 2005 at the Friday Harbor Airport. Presently, data is not available for commercial seaplane passenger trips to islands within the County.

**Table 22
Commuter Airline Passenger Enplanements
Port of Friday Harbor Airport**

Location	2001-2004 Actual (Aug)			2005 Forecast
	2001 Daily Peak Enplanements	2004 Daily Peak Enplanements	Average Annual Change (%)	Daily Peak Enplanements
Island				
San Juan (unincorp. + FH)	53	65	7.6%	70
TOTAL	53	65	7.6%	70

Source: Port of Friday Harbor

Summary of Day Visitor Population (2005)

Table 23 below shows the estimated 2005 net total peak day visitors from ferry and tour boat riders, and commuter airline passengers. As explained above, day visitors only complete same roundtrips on the same day.

**Table 23
San Juan County Peak Season Day Visitors (August 2005)**

Island	Day Visitors Arriving by Ferry (%)	Day Visitors Arriving by Ferry	Day Visitors Arriving by Tour Boats	Day Visitors Arriving by Airlines	Total Day Visitors
San Juan (unincorp. + FH)	36.6%	1,697	557	14	2,268
Orcas	36.4%	1,298	0	0	1,298
Lopez	22.0%	557	0	0	557
Shaw	2.6%	57	0	0	57
Inter-Island	2.4%	-	0	0	-
TOTAL	100.0%	3,609	557	14	4,180

Summary of Total Peak Season Population (2005)

Table 24 summarizes the data from the previous thirteen tables, with Tables 19 and 23 summarizing key data for peak overnight population and peak day visitors, respectively. The calculations for peak season population estimates for 2005 include the following:

- Columns (2)-(4) show estimated total overnight peak season residents and visitors from Table 19 calculations, which in turn, are based on data from Tables 12 –18.
- Column (5) shows estimated peak day visitors from Table 23 calculations, which in turn, are based on data from Tables 20 –22. Column (6) shows total peak night/day visitors obtained by adding Column (3) + Column (5).
- Total peak season population is shown in Column (7), and equals total visitor population in Column (6) plus resident population in Column (2). Column (8) shows that day visitors may represent more than 40% of the County’s peak population in 2005.

Table 24
Summary of Peak Season Population - 2005
(Table 19 + Table 23)

(1) Island	Overnight Population			Day/Night Visitors		Total Population	
	(2) Residents	(3) Visitors	(4) Total	(5) Day Visitors	(6) Total Visitors	(7) Peak Season	(8) Visitors (%) Total
San Juan (unincorp. + FH)	9,133	3,860	12,993	2,268	6,128	15,261	40.2%
Orcas	7,037	4,515	11,552	1,298	5,813	12,850	45.2%
Lopez	4,189	838	5,027	557	1,394	5,583	25.0%
Shaw	363	89	453	57	146	509	28.7%
Non-Ferry-Served Islands	606	2,775	3,381	0	2,775	3,381	82.1%
TOTAL	21,328	12,078	33,406	4,180	16,257	37,585	43.3 %Avg.

3. BUILDOUT ANALYSIS

SUMMARY

The purpose of buildout analysis is to determine potential development growth within the County, considering the limits of the land itself and the land use requirements and regulations, including environmental protection. Specifically, buildout analysis predicts the amount of new development units that is possible in the County based on existing parcels, and the guidelines and restrictions of the County's comprehensive plan use designations and densities.

Buildout analysis is different than population forecasting in that it is not based on historic trends. The most recent buildout forecast for the County was completed in 2003 by the County's Community Development and Planning Department (CDPD). This section of Appendix-1 summarizes and analyze the findings of that buildout analysis.

A. Buildout Analysis Methodology

The tables below summarize the results of the 2003 buildout analysis for the County. The estimates reflect densities of upland and shoreline (Shoreline Master Program) parcels, but do not take into account the inability of some parcels to be developed as a result of site limitations. The buildout analysis shown in the tables below are based on calculations that are more refined than formulae which simply divide the acres in each land use designation by allowable density. The 2003 buildout analysis included the following steps:

1. Complete adjusted dwelling units (ADU) analysis (e.g., B&Bs, mobile homes, etc.) for the County Assessor's Office parcel file system (2002) following BOCC use and density redesignations in 2000.
2. Divide parcels by density, including buildout for parcels that cross density lines, and calculate number of units in each part of each parcel, and then sum the units permitted.
3. Make adjustments for common areas, nonresidential uses, Land Bank, San Juan Public Trust (SJPT), and other easements (adjustments for activity centers, UGAs from report by later analysis).
4. Use County's GIS system (ArcView) to identify parcel-by-parcel buildout potential within *Comprehensive Plan 2000* land use designations and densities for individual islands within County.

B. Potential Dwelling Units (Total County)

The buildout analysis is represented by the allowable densities (upland and shoreline) of *Comprehensive Plan 2000*. Tables 25-26 below shows the number of existing parcels, acreage, and potential dwelling units for all lands within the county by density designation common to both upland and shoreline parcels. Several assumptions influenced the results of the buildout analysis, and include the following:

- Uses and densities assigned based on parcel centroid, whereby parcels which cross use or density boundaries are considered as if in a single category.

- Land use designations shown above were adopted by the BOCC October 2, 2000.
- Potential number of dwelling units assumes all parcels divided and developed to their full designated density, but without density bonuses.
- Dwelling unit estimates for activity centers assume all areas are developed for residential use, including areas now used for schools, churches, retail use, etc.
- Total buildout units include approximately 12,000 potential additional units in shoreline areas as estimated by the CDPD staff.

Table 25
Buildout Analysis - Summary
(Based on 2000 Land Designations)

Use and Density Designation	2000 Designation		
	Existing Parcels	Acres	Potential Units
Agriculture	579	13,804	1,080
Forest	559	18,274	1,014
Total Resource Lands	1,138	32,078	2,094
<i>Rural Lands</i>			
Rural Farm Forest	6,695	49,053	9,599
Rural Residential	4,460	8,702	4,801
Rural Commercial	1	10	1
Rural General Use	278	1,936	461
Rural Industrial	11	134	14
Island Center	22	88	22
Conservancy	142	11,813	377
Natural	132	3,888	132
Total Rural Lands Not In Activity Centers	11,741	75,624	15,407
Village, Hamlet, Residential Activity Centers	862	1,235	1,063
Eastsound Rural	135	486	171
Total Rural Lands	12,738	77,346	16,641
Master Planned Resort	30	436	489
Eastsound, Lopez Village, FH UGAs ⁷	956	1,472	*
Total Unincorporated	14,862	111,331	*
Town of Friday Harbor	932	786	*
Total County	15,794	112,117	19,224

⁷ Projected dwelling units for growth areas are based on projected growth rates and not on legal maximum density for each parcel. See CDPD staff report (August 10, 2000) "Analysis of Proposed Urban Growth Areas, Activity Centers, and Residential Activity Centers" for discussion of development of urban growth areas.

Table 26
Buildout Analysis (Unincorporated County)
2000 Land Use Designations by Use and Density Designations

Use and Density Designation	2000 Designation		
	Existing Parcels	Area (ac)	Potential Units
RESOURCE LANDS			
Agriculture			
<5 acres	96	267	96
5 to <10 acres	114	824	114
10 to <20 acres	128	1,772	128
20 to <40 acres	144	4,010	273
40 to <80 acres	64	3,172	205
80+ acres	33	3,759	264
Total Agriculture Lands	579	13,804	1,080
Forest			
<5 acres	70	154	70
5 to <10 acres	133	912	133
10 to <20 acres	110	1,505	110
20 to <40 acres	130	3,472	130
40 to <80 acres	72	3,625	156
80+ acres	44	8,606	415
Total Forest Lands	559	18,274	1,014
Total Resource			
<5 acres	166	421	166
5 to <10 acres	247	1,736	247
10 to <20 acres	238	3,277	238
20 to <40 acres	274	7,482	403
40 to <80 acres	136	6,797	361
80+ acres	77	12,365	679
Total Resource Lands	1,138	32,078	2,094
RURAL LANDS			
Rural Farm Forest (RFF)			
1 du/5 ac	5,071	32,597	7,589
1 du/10 ac	1,444	15,006	1,818
1 du/15 ac	176	1,435	188
1 du/20 ac	2	13	2
1 du/40 ac	2	3	2
Total Rural Farm Forest (RFF)	6,695	49,054	9,599
Rural Residential (RR)			
1 du/5 ac	4,020	7,919	4,354
1 du/10 ac	440	783	447
Total Rural Residential (RR)	4,460	8,702	4,801

Table 26 (continued)
Buildout Analysis (Unincorporated County)
2000 Land Use Designations by Use and Density Designations

Use and Density Designation	2000 Designation		
	Existing Parcels	Area (ac)	Potential Units
<i>Conservancy</i>			
1 du/5 ac	47	969	194
1 du/10 ac	40	1,151	119
1 du/20 ac	2	240	11
Zero Density	53	9,453	53
Total Conservancy	142	11,813	377
<i>Natural</i>			
Zero Density	132	3,888	132
Total Natural	132	3,888	132
<i>Other Rural (IC, RGU, RI, RC)</i>			
1 du/5 ac	290	1,966	475
1 du/10 ac	14	91	14
1 du/15 ac	1	10	1
1 du/20 ac	7	100	8
Total Other Rural	312	2,167	498
<i>Total Rural</i>			
1 du/5 ac	9,428	43,451	12,612
1 du/10 ac	1,938	17,031	2,398
1 du/15 ac	177	1,445	189
1 du/20 ac	11	353	21
1 du/40 ac	2	3	2
Zero Density	185	13,341	185
Total Rural Lands	11,741	75,624	15,407
Total Rural + Resource Lands⁸	12,879	107,702	17,501

⁸ Excludes number of parcels, acres, and potential units for the following land use designations shown in Table 25: Rural Lands (Village, Hamlet, Activity Centers, and Eastsound Rural), Master Planned Resort (Rosario), UGAs (Eastsound, Lopez, and Friday Harbor), and Incorporated Town of Friday Harbor.

C. Potential Dwelling Units by Island

The buildout analysis for selected islands in the unincorporated County, as summarized in Tables 27-29, shows the following results for potential buildout units calculations:

- Table 27: Rural and Resource lands *outside of* Activity Centers (ACTs), Master Plan Resorts (MPRs), and Urban Growth Areas (UGAs).
- Table 28: Buildout units only in ACTs, MPRs, and UGAs.
- Table 29: Total of all buildout units in Table 30.

Columns 1-5 of Table 27 include the following buildout analysis information:

- Column (1): Individual islands included in the buildout analysis.
- Column (2): Total existing DUs for 2005 equals sum of:
 - 2002 Existing dwelling units (DUs) determined by [a] dividing existing parcels (2002) by allowable density, [b] calculating number of dwelling units of each parcel, [c] summing the units permitted, and [d] making adjustments to total, as described above in this section; and
 - Number of 2002 DUs increased at 2.2% for each of the 3 years 2003-2005.
- Column (3): New dwelling units determined by [a] dividing existing parcels (2002) by allowable density, [b] calculating number of dwelling units of each parcel, [c] summing the units permitted, and [d] making adjustments to total, as described above in this section.
- Column (4): Total buildout DUs equals sum of Columns (2) and (3).
- Column (5): New DUs calculated by dividing Column (3) by Column (4).

Table 27
Total Existing and Potential Dwelling Units by Island
2000 Land Use and Density Designations
(Rural and Resource Lands)

(1) Island	(2) Existing DUs 2005	(3) New Dwelling Units	(4) Existing + New DUs Total	(5) New DUs as % Total
San Juan (Unincorp.)	3,633	2,434	6,067	40.1%
Orcas	2,782	1,935	4,717	41.0%
Lopez	1,766	1,662	3,428	48.5%
Shaw	250	431	681	63.3%
Decatur	192	339	531	63.8%
Stuart	80	333	413	80.6%
Blakely	189	155	344	45.1%
Waldron	45	269	314	85.7%
Henry	56	187	243	77.2%
Center	109	90	199	45.3%
Johns	7	78	85	91.2%
Crane	51	27	78	34.3%
Brown	61	12	73	16.7%
Pearl	41	14	55	26.2%
Obstruction	17	33	50	65.8%
Other Islands	45	178	223	79.9%
County Total (Unincorp.)	9,322	8,179	17,501	46.7%

Table 28
Existing and Potential Dwelling Units by Island
2000 Land Use and Density Designations
(ACTs, MPRs, UGAs)⁹

(1) Island	(2) Existing DUs 2005	(3) New Dwelling Units	(4) Existing + New DUs Total	(5) New DUs as % Total
San Juan (Unincorp.)				
Activity Centers	50	296	346	85.5%
Roche Master Plan Resort	119	351	470	74.7%
Subtotal	169	647	816	80.1%
Orcas				
Activity Centers	0	715	715	100.0%
Rosario Master Plan Resort	0	18	18	100.0%
Eastsound Rural	0	171	171	100.0%
Eastsound Village UGA	449	449	899	50.0%
Subtotal	449	1,353	1,803	75.0%
Lopez				
Lopez Village UGA	115	214	329	65.0%
Subtotal	115	214	329	65.0%
County Total (Unincorp.)	733	2,214	2,948	75.1%

⁹ Number of DUs obtained from 2005 UGA and MPR planning documents, and phone interviews.

Table 29
Total Existing and Potential Dwelling Units by Island
2000 Land Use and Density Designations
(Rural/Resource Lands + ACTs, MPRs, UGAs)

(1) Island	(2) Existing DUs 2005	(3) New Dwelling Units	(4) Existing + New DUs Total	(5) New DUs as % Total
San Juan (Unincorp.)	3,802	3,081	6,883	44.8%
Orcas	3,231	3,288	6,520	50.4%
Lopez	1,881	1,876	3,757	49.9%
Shaw	250	431	681	63.3%
Decatur	192	339	531	63.8%
Stuart	80	333	413	80.6%
Blakely	189	155	344	45.1%
Waldron	45	269	314	85.7%
Henry	56	187	243	77.2%
Center	109	90	199	45.3%
Johns	7	78	85	91.2%
Crane	51	27	78	34.3%
Brown	61	12	73	16.7%
Pearl	41	14	55	26.2%
Obstruction	17	33	50	65.8%
Other Islands	45	178	223	79.9%
County Total (Unincorp.)	10,056	10,393	20,449	50.8%

Table 30
Total Existing and Potential Dwelling Units by District
2000 Land Use and Density Designations
(Rural/Resource Lands + ACTs, MPRs, UGAs)

(1) District	(2) Existing DUs 2005	(3) New Dwelling Units	(4) Existing + New DUs Total	(5) New DUs as % Total
District 1				
Rural/Resource Lands	3,892	3,118	7,010	44.5%
ACTs, MPRs, and UGAs	169	647	816	79.3%
Subtotal	4,061	3,765	7,826	61.9%
District 2				
Rural/Resource Lands	2,910	2,323	5,233	44.4%
ACTs, MPRs, and UGAs	449	1,353	1,803	75.1%
Subtotal	3,359	3,676	7,036	59.7%
District 3				
Rural/Resource Lands	2,520	2,738	5,258	52.1%
ACTs, MPRs, and UGAs	115	214	329	65.0%
Subtotal	2,635	2,952	5,587	58.5%
County Total (Unincorp.)	10,056	10,393	20,449	50.8%

D. Potential Units vs. Population by District

The potential dwelling units that could be constructed in the County will affect the ultimate (buildout) population. The potential units are translated into a buildout population by multiplying the number of potential units by the persons per household. Table 31 shows the potential buildout population at 2.16 persons per household (U.S. Census 2000) based on the potential dwelling units shown in Table 30 above. Columns 1-9 in the tables include the following buildout analysis information:

- Column (1): Individual Districts included in the buildout analysis.
- Column (2): Existing (2005) dwelling units (DUs) from Column (2) of Table 30.
- Column (3): Sum of each District's islands population from Column (3) of Table 3, less Town of Friday Harbor.
- Column (4): New potential dwelling units (DUs) from Column (3) of Table 30.
- Column (5): New buildout population calculated by multiplying Column (4) District new potential units by 2.16 persons per household (U.S. Census 2000)
- Column (6): Total buildout units equals sum of Columns (2) and (4).

- Column (7): Total buildout population equals sum of Columns (3) and (5).
- Column (8): New buildout planning years equal dividing Column (4) new potential units by average annual new DUs per year (based on 2.2% average annual growth rate for 2006-2025 planning period per Table 8 of this Appendix 1).
- Column (9): New buildout year calculated by adding Column (8) building years by District to current year 2005.

Table 31
New Buildout Units and Population by District
Rural/Resource Lands + ACTs, MPRs, UGAs

(1) District	(2) Existing Dwelling Units (2005)	(3) County Unincorp. Population (2005)	(4) New Potential Units	(5) New Buildout Population	(6) Total Buildout Units	(7) Total Buildout Population	(8) New Buildout Planning Years	(9) New Buildout Year
District 1	4,061	5,358	3,765	8,132	7,826	13,490	45	2050
District 2	3,359	5,094	3,676	7,941	7,036	13,035	45	2050
District 3	2,635	2,898	2,952	6,375	5,587	9,273	45	2050
Total	10,056	13,350	10,393	22,449	20,449	35,799	N/A	N/A

E. Non-Buildable Factors and Net Buildout Units

Table 27 above identifies net maximum subdivisions of County uplands and shoreline areas within Resource and Rural Lands given (1) existing allowable *Comprehensive Plan 2000* densities; and (2) excluding those land areas shown in Table 28 (ACTs, MPRs, and UGAs). The 2003 buildout analysis also made adjustments for common areas, non-residential uses, Land Bank, San Juan Public Trust, and other easements. However, there are other types of lands not likely to be subdivided because of their existing use or property owner preference.

Existing Use. A change in designation would be an “academic” exercise rather than an change of future use of the property. For example, Conservancy-10 (1du/10ac) includes units representing less than 1% of Countywide potential units is one of least subdivided of the use designations, as is Natural (Zero density) lands. However, as most of State and Federal parks are included in these designations, it is unlikely that they would ever be fully subdivided.

Property Owner Preference. Not all units that are potentially buildable will actually be built because some property owners will choose not to allow more units on their property. Based on the two factors described above, an additional 5% of all potential units are assumed to be “unbuildable” for the 20-year planning period (2005-2025). Tables 32 and 33 below show the net potential units less 5% potential units by District adjusted *not* to include those lands that are unlikely to be developed.

Table 32
Total Existing and Most Likely Potential Dwelling Units by District
2000 Land Use and Density Designations
(Rural/Resource Lands + ACTs, MPRs, UGAs)

(1) District	(2) Existing DUs 2005	(3) New DUs Less 5% Unlikely R/R DUs	(4) Existing + New DUs New DUs Total	(5) New DUs as % Total
District 1				
Rural/Resource Lands	3,892	2,962	6,854	43.2%
ACTs, MPRs, and UGAs	169	647	816	79.3%
Subtotal	4,061	3,609	7,670	61.3%
District 2				
Rural/Resource Lands	2,910	2,207	5,117	43.1%
ACTs, MPRs, and UGAs	449	1,353	1,803	75.1%
Subtotal	3,359	3,560	6,919	59.1%
District 3				
Rural/Resource Lands	2,520	2,601	5,121	50.8%
ACTs, MPRs, and UGAs	115	214	329	65.0%
Subtotal	2,635	2,815	5,450	57.9%
County Total (Unincorp.)	10,056	9,984	20,040	49.8%

Table 33
New Buildout Units and Population by District
Rural/Resource Lands + ACTs, MPRs, UGAs

(1) District	(2) Existing Dwelling Units (2005)	(3) County Unincorp. Population (2005)	(4) New DUs Less 5% Unlikely R/R DUs	(5) New Buildout Population	(6) Total Buildout Units	(7) Total Buildout Population	(8) New Buildout Planning Years	(9) New Buildout Year
District 1	4,061	5,358	3,577	7,726	7,638	13,084	45	2050
District 2	3,359	5,094	3,493	7,544	6,852	12,638	45	2050
District 3	2,635	2,898	2,804	6,057	5,439	8,955	45	2050
Total	10,056	13,350	9,873	21,326	19,929	34,676	N/A	N/A

F. Potential Dwelling Units - Selected Islands

**Table 34
Buildout Analysis – San Juan Island
2000 Use and Density Designation
(Rural and Resource Lands)**

Use and Density Designation	2000 Designation
	Potential Units
Resource Lands	
Agriculture	
5 to <10 acres	450
10 to <20 acres	3
20 to <40 acres	45
Total Agriculture Lands	498
Forest	
10 to <20 acres	81
Total Forest Lands	81
Total Resource	
5 to <10 acres	450
10 to <20 acres	84
20 to <40 acres	45
Total Resource Lands	579
Rural Lands	
Rural Farm Forest (RFF)	
1 du/5 ac	2,149
1 du/10 ac	965
1 du/40 ac	2
Total Rural Farm Forest (RFF)	3,116
Rural Residential (RR)	
1 du/5 ac	1,949
1 du/10 ac	319
Total Rural Residential (RR)	2,268
Conservancy	
1 du/5 ac	1
Zero Density	18
Total Conservancy	19
Natural	
Zero Density	8
Total Natural	8
Other Rural (IC, RGU, RI, RC)	
1 du/5 ac	77
Total Other Rural	77

Table 34 (continued)
Buildout Analysis – San Juan Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
Total Rural	
1 du/5 ac	4,176
1 du/10 ac	1,284
1 du/40 ac	2
Zero Density	26
Total Rural Lands	5,488
Total Rural + Resource Lands	6,067

Table 35
Buildout Analysis – Orcas Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
Resource Lands	
Agriculture	
5 to <10 acres	35
10 to <20 acres	97
Total Agriculture Lands	132
Forest	
10 to <20 acres	463
Total Forest Lands	463
Total Resource	
5 to <10 acres	35
10 to <20 acres	560
Total Resource Lands	595
Rural Lands	
Rural Farm Forest (RFF)	
1 du/5 ac	3,296
1 du/10 ac	21
Total Rural Farm Forest (RFF)	3,317
Rural Residential (RR)	
1 du/5 ac	697
Total Rural Residential (RR)	697

**Table 35 (continued)
Buildout Analysis – Orcas Island
2000 Use and Density Designation
(Rural and Resource Lands)**

Use and Density Designation	2000 Designation
	Potential Units
Conservancy	
1 du/5 ac	37
Zero Density	12
Total Conservancy	49
Natural	
Zero Density	4
Total Natural	4
Other Rural (IC, RGU, RI, RC)	
1 du/10 ac	10
1 du/20 ac	8
Total Other Rural	18
Total Rural	
More Dense than 1 du/5 ac	37
1 du/5 ac	4,030
1 du/10 ac	31
1 du/20 ac	8
Zero Density	16
Total Rural Lands	4,122
Total Rural + Resource Lands	4,717

**Table 36
Buildout Analysis – Lopez Island
2000 Use and Density Designation
(Rural and Resource Lands)**

Use and Density Designation	2000 Designation
	Potential Units
Resource Lands	
Agriculture	
5 to <10 acres	258
10 to <20 acres	82
20 to <40 acres	28
Total Agriculture Lands	368
Forest	
5 to <10 acres	2
10 to <20 acres	94
Total Forest Lands	96

Table 36 (continued)
Buildout Analysis – Lopez Island
2000 Use and Density Designation
(Rural and Resource Lands)

Total Resource	
5 to <10 acres	260
10 to <20 acres	176
20 to <40 acres	28
Total Resource Lands	464
Rural Lands	
Rural Farm Forest (RFF)	
1 du/5 ac	1,520
1 du/10 ac	662
1 du/15 ac	188
1 du/20 ac	2
Total Rural Farm Forest (RFF)	2,372
Rural Residential (RR)	
1 du/5 ac	326
1 du/10 ac	128
Total Rural Residential (RR)	454
1 du/5 ac	2
1 du/10 ac	39
1 du/20 ac	49
Zero Density	7
Total Conservancy	97
Natural	
Zero Density	2
Total Natural	2
Other Rural (IC, RGU, RI, RC)	
1 du/5 ac	36
1 du/10 ac	2
1 du/15 ac	1
Total Other Rural	39
Total Rural	
1 du/5 ac	1,884
1 du/10 ac	831
1 du/15 ac	189
1 du/20 ac	51
Zero Density	9
Total Rural Lands	2,964
Total Rural + Resource Lands	3,428

Table 37
Buildout Analysis - Shaw Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
Resource Lands	
Agriculture	
Total Agriculture Lands	0
Forest	
10 to <20 acres	34
Total Forest Lands	34
Total Resource	
10 to <20 acres	34
Total Resource Lands	34
Rural Lands	
Rural Farm Forest (RFF)	
1 du/5 ac	357
Total Rural Farm Forest (RFF)	357
Rural Residential (RR)	
1 du/5 ac	251
Total Rural Residential (RR)	251
Conservancy	
Zero Density	12
Total Conservancy	12
Natural	
Zero Density	27
Total Natural	27
Other Rural (IC, RGU, RI, RC)	
Total Other Rural	0
Total Rural	
1 du/5 ac	608
Zero Density	39
Total Rural Lands	647
Total Rural + Resource Lands	681

Table 38
Buildout Analysis - Blakely Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
<i>Resource Lands</i>	
Agriculture	
Total Agriculture Lands	0
Forest	
10 to <20 acres	174
Total Forest Lands	174
<i>Total Resource</i>	
10 to <20 acres	174
Total Resource Lands	174
<i>Rural Lands</i>	
Rural Farm Forest (RFF)	
1 du/5 ac	29
Total Rural Farm Forest (RFF)	29
Rural Residential (RR)	
1 du/5 ac	126
Total Rural Residential (RR)	126
<i>Conservancy</i>	
Zero Density	2
Total Conservancy	2
<i>Natural</i>	
Total Natural	0
<i>Other Rural (IC, RGU, RI, RC)</i>	
1 du/5 ac	13
Total Other Rural	13
<i>Total Rural</i>	
1 du/5 ac	168
Zero Density	2
Total Rural Lands	170
Total Rural + Resource Lands	344

Table 39
Buildout Analysis - Stuart Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
<i>Resource Lands</i>	
Agriculture	
Total Agriculture Lands	0
Forest	
Total Forest Lands	0
<i>Total Resource</i>	
Total Resource Lands	0
<i>Rural Lands</i>	
Rural Farm Forest (RFF)	
1 du/5 ac	195
1 du/10 ac	49
Total Rural Farm Forest (RFF)	244
Rural Residential (RR)	
1 du/5 ac	167
Total Rural Residential (RR)	167
<i>Conservancy</i>	
Zero Density	1
Total Conservancy	1
<i>Natural</i>	
Zero Density	1
Total Natural	1
<i>Other Rural (IC, RGU, RI, RC)</i>	
Total Other Rural	0
<i>Total Rural</i>	
1 du/5 ac	362
1 du/10 ac	49
Zero Density	2
Total Rural Lands	413
Total Rural + Resource Lands	413

Table 40
Buildout Analysis - Waldron Island
2000 Use and Density Designation
(Rural and Resource Lands)

Use and Density Designation	2000 Designation
	Potential Units
<i>Resource Lands</i>	
Agriculture	
Total Agriculture Lands	0
Forest	
Total Forest Lands	0
<i>Total Resource</i>	
Total Resource Lands	0
<i>Rural Lands</i>	
Rural Farm Forest (RFF)	
1 du/5 ac	174
1 du/10 ac	118
Total Rural Farm Forest (RFF)	292
Rural Residential (RR)	
Total Rural Residential (RR)	0
<i>Conservancy</i>	
1 du/10 ac	3
1 du/20 ac	11
Total Conservancy	14
<i>Natural</i>	
Zero Density	8
Total Natural	8
<i>Other Rural (IC, RGU, RI, RC)</i>	
Total Other Rural	0
<i>Total Rural</i>	
1 du/5 ac	174
1 du/10 ac	121
1 du/20 ac	11
Zero Density	8
Total Rural Lands	314
Total Rural + Resource Lands	314

4. LAND USE INVENTORY

SUMMARY

The Land Use Inventory for 2005 includes the total number of existing parcels (legal and tax parcels) and accompanying acreage within unincorporated San Juan County. Comprehensive Plan land use designations (2000) and parcels acreage are shown in the tables below for all major islands and selected smaller non-ferry served islands. The unincorporated countywide inventory of the islands shown below (Tables 42-52 includes a total of 16,424 existing parcels and 109,753 acres of land.

Legal Parcel vs. Tax Parcel

The number of legal and tax parcels shown in the tables below were calculated from 2005 (July) County Assessor real property tax rolls. Legal parcels represent the parcels of record, which are conveyable and “legal”, and until 1998 were identified by a 9-digit numbering system. Since 1998, three digits were added to the 9-digit system. The additional 3 digits assigned by the County Assessor to the legal parcel of record identifies sequentially each *tax parcel* that is added to its legal parcel as a result of further “subdividing” the legal parcel. The following illustration shows the breakdown of the County Assessor’s 12- digit parcel numbering system that has been used since 1998:

Table 41

San Juan County Parcel Numbering System						
1	2	3-4	5	6	7 - 9	10 - 12
Range	Township	Section	1/4 Section	1/16 Section	Tax Lot	Sequential Assigned Number

Land Use Codes

The County Assessor’s Office uses 1 of 69 different use codes and accompanying description for each parcel included in the parcel filing system. Community Development and Planning (CDPD) has summarized the 69 use codes into 15 general use categories, as shown in Table 54. The land use inventory represents actual total parcels in the County as of July 2005.

Land Use Inventory Tables

The land use inventory tables shown below include the following nine (9) columns of information:

- (1) Land Use: Summarized use code from County Assessor 69 use codes.
- (2) Existing Legal Parcels: Legal and conveyable parcels of record, as described above.
- (3) Existing Tax Parcels: Parcels resulting from further “subdividing” of legal parcels.
- (4) Total Parcels: Column (2) + Column (3).
- (5) Legal Parcels as % Total Parcels: Column (2) divided by Column (4).
- (6) Land Acres: Unimproved land taxable at market value.
- (7) Open Space Acres: Open space land for (a) farm & agriculture and (b) public benefit.
- (8) Forest Acres: Designated forestland and open space timberland.
- (9) Total Acres: Column (6) + (7) + (8).

Table 42
San Juan Island Land Use Inventory - 2005

Land Use	Existing Legal Parcels	Existing Tax Parcels	Total	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	2,786	71	2,857	97.5%	10,329.3	0.0	0.0	10,329.3
Multi-Family	28	6	34	82.4%	258.8	0.0	0.0	258.8
Transient Accommodations	64	1	65	98.5%	116.8	0.0	0.0	116.8
Mobile Home Park	9	0	9	100.0%	49.4	0.0	0.0	49.4
Vacant	1,344	53	1,397	96.2%	7,729.7	0.0	5.1	7,734.9
Manufacturing	5	0	5	100.0%	6.6	0.0	0.0	6.6
Transportation	29	2	31	93.5%	285.7	0.0	0.0	285.7
Retail/Service	32	0	32	100.0%	900.1	0.0	0.0	900.1
Government Svcs	8	1	9	88.9%	36.3	0.0	0.0	36.3
Recreation	32	1	33	97.0%	272.1	0.0	0.0	272.1
Parks	26	0	26	100.0%	1,905.8	0.0	0.0	1,905.8
Open Space	35	4	39	89.7%	0.0	729.3	0.0	729.3
Resource Lands	392	59	451	86.9%	6,163.6	14.2	4,834.8	11,012.7
Common Area	135	0	135	100.0%	551.8	0.0	0.0	551.8
Water	45	0	45	100.0%	160.8	0.0	0.0	160.8
TOTAL	4,970	198	5,168	96.2%	28,766.8	743.5	4,840.0	34,350.3

**Table 43
Orcas Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	2,594	56	2,650	97.9%	9,369.3	0.0	0.0	9,369.3
Multi-Family	67	4	71	94.4%	612.3	0.0	0.0	612.3
Transient Accommodations	163	16	179	91.1%	106.4	0.0	0.0	106.4
Vacant	1,682	62	1,744	96.4%	8,189.6	0.0	0.0	8,189.6
Manufacturing	7	0	7	100.0%	19.5	0.0	0.0	19.5
Transportation	73	3	76	96.1%	210.8	0.0	0.0	210.8
Retail/Service	107	6	113	94.7%	178.7	0.0	0.0	178.7
Government Services	16	2	18	88.9%	48.8	0.0	0.0	48.8
Recreation	96	2	98	98.0%	871.6	0.0	0.0	871.6
Parks	55	0	55	100.0%	6,158.3	0.0	0.0	6,158.3
Open Space	11	2	13	84.6%	0.0	443.4	0.0	443.4
Resource Lands	288	76	364	79.1%	2,195.7	0.0	8,359.1	10,554.8
Common Area	151	0	151	100.0%	771.9	0.0	0.0	771.9
Water	34	0	34	100.0%	45.9	0.0	0.0	45.9
TOTAL	5,344	229	5,573	95.9%	28,778.7	443.4	8,359.1	37,581.2

**Table 44
Lopez Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	1,535	23	1,558	98.5%	6,224.4	0.0	0.0	6,224.4
Multi-Family	15	0	15	100.0%	91.0	0.0	0.0	91.0
Transient Accommodations	27	0	27	100.0%	69.9	0.0	0.0	69.9
Mobile Home Park	1	0	1	100.0%	3.4	0.0	0.0	3.4
Vacant	1,094	21	1,115	98.1%	4,380.1	0.0	0.0	4,380.1
Manufacturing	2	0	2	100.0%	9.8	0.0	0.0	9.8
Transportation	31	0	31	100.0%	86.0	0.0	0.0	86.0
Retail/Service	55	2	57	96.5%	684.7	0.0	0.0	684.7
Government Services	25	0	25	100.0%	188.3	0.0	0.0	188.3
Recreation	28	0	28	100.0%	75.0	0.0	0.0	75.0
Parks	14	0	14	100.0%	393.1	0.0	0.0	393.1
Open Space	23	5	28	82.1%	0.0	688.5	0.0	688.5
Resource Lands	218	20	238	91.6%	4,313.1	0.0	1,350.7	5,663.8
Common Area	79	0	79	100.0%	200.4	0.0	0.0	200.4
Water	42	0	42	100.0%	11.2	0.0	0.0	11.2
TOTAL	3,189	71	3,260	97.8%	16,730.3	688.5	1,350.7	18,769.4

Table 45
Shaw Island Land Use Inventory - 2005

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	186	2	188	98.9%	1,198.0	0.0	0.0	1,198.0
Multi-Family	2	1	3	66.7%	84.4	0.0	0.0	84.4
Vacant	191	1	192	99.5%	1,478.4	0.0	0.0	1,478.4
Manufacturing	1	0	1	100.0%	12.5	0.0	0.0	12.5
Transportation	9	0	9	100.0%	79.8	0.0	0.0	79.8
Retail/Service	20	1	21	95.2%	718.8	0.0	0.0	718.8
Government Services	4	0	4	100.0%	1.6	0.0	0.0	1.6
Recreation	4	0	4	100.0%	7.1	0.0	0.0	7.1
Parks	2	0	2	100.0%	53.4	0.0	0.0	53.4
Open Space	20	1	21	95.2%	0.0	612.7	0.0	612.7
Resource Lands	15	4	19	78.9%	268.4	0.0	339.3	607.6
Common Area	5	0	5	100.0%	12.5	0.0	0.0	12.5
Water	12	0	12	100.0%	14.0	0.0	0.0	14.0
TOTAL	471	10	481	97.9%	3,928.8	612.7	339.3	4,880.7

**Table 46
Blakely Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	121	1	122	99.2%	159.4	0.0	0.0	159.4
Multi-Family	2	0	2	100.0%	15.7	0.0	0.0	15.7
Vacant	89	0	89	100.0%	332.7	0.0	0.0	332.7
Transportation	6	0	6	100.0%	14.3	0.0	0.0	14.3
Retail/Service	5	0	5	100.0%	103.7	0.0	0.0	103.7
Recreation	2	0	2	100.0%	8.1	0.0	0.0	8.1
Parks	2	0	2	100.0%	95.0	0.0	0.0	95.0
Resource Lands	46	1	47	97.9%	0.0	0.0	3,369.5	3,369.5
Common Area	4	0	4	100.0%	216.8	0.0	0.0	216.8
Water	4	0	4	100.0%	0.0	0.0	0.0	0.0
TOTAL	281	2	283	99.3%	945.7	0.0	3,369.5	4,315.2

**Table 47
Decatur Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	302	2	304	99.3%	448.0	0.0	0.0	448.0
Multi-Family	2	0	2	100.0%	27.3	0.0	0.0	27.3
Vacant	283	2	285	99.3%	939.5	0.0	0.0	939.5
Transportation	9	2	11	81.8%	24.1	0.0	0.0	24.1
Retail/Service	2	0	2	100.0%	7.4	0.0	0.0	7.4
Government Services	1	0	1	100.0%	1.0	0.0	0.0	1.0
Recreation	4	0	4	100.0%	80.9	0.0	0.0	80.9
Parks	4	0	4	100.0%	122.1	0.0	0.0	122.1
Open Space	5	0	5	100.0%	0.0	64.5	0.0	64.5
Resource Lands	2	0	2	100.0%	0.0	0.0	19.2	19.2
Common Area	28	0	28	100.0%	771.5	0.0	0.0	771.5
Water	3	0	3	100.0%	20.5	0.0	0.0	20.5
TOTAL	645	6	651	99.1%	2,442.3	64.5	19.2	2,526.0

Table 48
Stuart Island Land Use Inventory - 2005

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	116	0	116	100.0%	364.4	0.0	0.0	364.4
Vacant	154	1	155	99.4%	579.9	0.0	0.0	579.9
Transportation	40	0	40	100.0%	24.2	0.0	0.0	24.2
Retail/Service	2	0	2	100.0%	3.1	0.0	0.0	3.1
Recreation	1	0	1	100.0%	0.0	0.0	0.0	0.0
Parks	2	0	2	100.0%	159.3	0.0	0.0	159.3
Open Space	1	0	1	100.0%	33.9	0.0	0.0	33.9
Resource Lands	12	1	13	92.3%	65.1	0.0	493.3	558.4
Common Area	12	0	12	100.0%	74.5	0.0	0.0	74.5
TOTAL	340	2	342	99.4%	1,304.3	0.0	493.3	1,797.6

Table 49
Waldron Island Land Use Inventory - 2005

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	122	5	127	96.1%	830.6	0.0	0.0	830.6
Multi-Family	2	0	2	100.0%	52.6	0.0	0.0	52.6
Vacant	92	1	93	98.9%	1,191.2	0.0	0.0	1,191.2
Transportation	1	0	1	100.0%	21.2	0.0	0.0	21.2
Retail/Service	2	0	2	100.0%	2.7	0.0	0.0	2.7
Government Services	2	0	2	100.0%	0.2	0.0	0.0	0.2
Open Space	11	0	11	100.0%	0.0	228.8	0.0	228.8
Resource Lands	32	6	38	84.2%	100.3	0.0	447.8	548.1
Water	2	0	2	100.0%	0.0	0.0	0.0	0.0
TOTAL	266	12	278	95.7%	2,198.8	228.8	447.8	2,875.4

**Table 50
Henry Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	89	0	89	100.0%	327.0	0.0	0.0	327.0
Vacant	98	2	100	98.0%	564.5	0.0	0.0	564.5
Recreation	1	0	1	100.0%	23.3	0.0	0.0	23.3
Parks	6	0	6	100.0%	68.4	0.0	0.0	68.4
Resource Lands	0	2	2	0.0%	0.0	0.0	41.4	41.4
Common Area	1	0	1	100.0%	0.8	0.0	0.0	0.8
Water	4	0	4	100.0%	0.0	0.0	0.0	0.0
TOTAL	199	4	203	98.0%	983.9	0.0	41.4	1,025.3

**Table 51
Pearl Island Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	71	0	71	100.0%	54.4	0.0	0.0	54.4
Multi-Family	1	0	1	100.0%	0.6	0.0	0.0	0.6
Vacant	30	0	30	100.0%	21.8	0.0	0.0	21.8
Common Area	3	0	3	100.0%	13.1	0.0	0.0	13.1
TOTAL	105	0	105	100.0%	89.9	0.0	0.0	89.9

**Table 52
Johns/Spieden Islands Land Use Inventory - 2005**

Land Uses	Existing Legal Parcels	Existing Tax Parcels	Total Parcels	Legal Parcels as % Total	Land Acres	Open Space	Forest Acres	Total Acres
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single-Family	45	1	46	97.8%	62.5	0.0	0.0	62.5
Vacant	17	0	17	100.0%	636.5	0.0	0.0	636.5
Recreation	6	0	6	100.0%	208.6	0.0	0.0	208.6
Parks	6	0	6	100.0%	65.6	0.0	0.0	65.6
Open Space	2	1	3	66.7%	0.0	563.2	0.0	563.2
Common Area	2	0	2	100.0%	5.6	0.0	0.0	5.6
TOTAL	78	2	80	97.5%	978.7	563.2	0.0	1,542.0

Table 53
Small Islands Under Government or Nature Conservancy Ownership

Island	Designation	Ownership	Total Acres
Aleck	Nature	United States Government	3.25
Anderson	Nature	State of Washington	0.26
Bare	Nature	United States Government	1.65
Barren	Nature	United States Government	1.37
Battleship	Nature	United States Government	3.20
Blind	Nature	United States Government	2.25
Boulder	Nature	United States Government	6.90
Buck	Nature	United States Government	0.95
Castle	Nature	United States Government	9.33
Cemetery	Nature	State of Washington	0.96
Clark	Nature	State of Washington	55.05
Colville	Nature	United States Government	11.48
Crab	Nature	United States Government	0.50
Deadman	Conservancy	The Nature Conservancy	1.98
Doe	Nature	State of Washington	6.11
Ewing	Nature	State of Washington	2.64
Flattop	Nature	United States Government	49.30
Flower	Nature	United States Government	4.60
Fortress	Nature	United States Government	2.41
Freeman	Nature	United States Government	0.35
Goose	Conservancy	The Nature Conservancy	2.72
Gossip	Nature	State of Washington	2.12
Hall	Nature	United States Government	1.85
Iceberg	Nature	State of Washington	3.50
Indian	Nature	United States Government	2.29
James	Nature	State of Washington	116.55
Jones	Nature	United States Government	188.09
Knob	Nature	United States Government	0.80
Low	Nature	United States Government	0.80
Matia	Nature	United States Government	145.0
Patos	Conservancy	United States Government	244.50
Pole	Nature	United States Government	0.36
Posey	Nature	United States Government	1.03

Table 53 (continued)
Small Islands Under Government or Nature Conservancy Ownership

Island	Designation	Ownership	Total Acres
Puffin	Nature	United States Government	25.11
Richardson	Nature	United States Government	1.02
Rim/Rum	Nature	United States Government	1.46
Ripple	Nature	United States Government	3.80
Secar	Nature	United States Government	0.89
Sentinel	Conservancy	The Nature Conservancy	14.65
Sisters	Nature	United States Government	4.27
Skipjack	Nature	United States Government	19.28
Skull	Nature	United States Government	3.56
Sucia	Nature	State of Washington	226.59
Swirl	Nature	United States Government	1.65
Turn	Nature	United States Government	35.15
Twin Rocks	Nature	United States Government	1.14
Victim	Nature	United States Government	3.92
White Rock	Nature	United States Government	1.45
Willow	Nature	United States Government	9.25
Yellow	Conservancy	The Nature Conservancy	10.29
TOTAL			1,237.63

**Table 54
County Assessor Use Codes vs. CDPD Use Designation**

Use Code	County Assessor Description	Use Designation
1100	Household, Single-Family Units	Single-Family
1190	Mobile as Residence	Single Family
1200	Household, 2-4 Units	Multi-Family
1220	Residential 2-4 w/Conservation Easement	Multi-Family
1300	Household, Multi-Units	Multi-Family
1400	Residential Hotels/Condos/B&B	Transient Accommodations
1500	Mobile Home Parks or Courts	Mobile Home Park Transient
1600	Hotels/Motels	Accommodations
1700	Institutional Lodging	Multi-Family
1800	Other Residential Units	Vacant
1900	Vacation & Cabin	Single-Family
1920	Vacation & Cabin w/Conserv. Easement	Single-Family
2100	Food & Kindred Products	Manufacturing
2400	Lumber & Wood Products	Manufacturing
2500	Furniture & Fixtures	Manufacturing
2900	Petroleum Refining & Related	Manufacturing
3400	Fabricated Metal Products	Manufacturing
3500	Professional & Scientific Instruments	Manufacturing
3900	Miscellaneous Manufacturing	Manufacturing
4200	Motor Vehicle Transportation	Transportation
4300	Aircraft Transportation	Transportation
4400	Marine Transportation	Transportation
4500	Highway Right-Of-Way	Transportation
4600	Automobile Parking	Transportation
4700	Communication	Transportation
4800	Utilities	Transportation
4900	Other Transportation	Transportation
5100	Wholesale Trade	Retail/Service
5200	Retail - Building/Hardware/Farm	Retail/Service
5300	Retail-General Merchandise	Retail/Service
5400	Retail/Food	Retail/Service
5500	Retail-Auto/Marine/Aircraft	Retail/Service
5600	Retail-Apparel	Retail/Service
5700	Retail-Furniture/Home Furniture	Retail/Service
5800	Retail-Eating and Drinking	Retail/Service

**Table 54 (continued)
County Assessor Use Codes vs. Use Designation**

Use Code	County Assessor Description	Use Designation
5900	Other Retail	Retail/Service
6100	Finance, Insurance & Real Estate	Retail/Service
6200	Personal Services	Retail/Service
6300	Business Services	Retail/Service
6400	Repair Services	Retail/Service
6500	Professional Services	Retail/Service
6600	Contract Construction Services	Retail/Service
6700	Governmental Services	Government Services
6800	Educational Services	Retail/Service
6900	Miscellaneous Services	Retail/Service
7100	Cultural Activities	Recreation
7200	Public Assembly	Recreation
7300	Amusements	Recreation
7400	Recreational Activities	Recreation
7500	Resorts and Group Camps	Recreation
7600	Parks	Recreation
7700	Commercial Unimproved Land	Vacant
7900	Other Recreational	Recreation
8100	Agriculture	Resource Lands
8200	Agricultural Related	Resource Lands
8300	Open Space - Farm & Agriculture	Resource Lands
8500	Mining Activities	Resource Lands
8800	Designated Forest Land	Resource Lands
8900	Other Resource Production	Resource Lands
9100	Undeveloped Land	Vacant
9120	Undeveloped Land w/Conserve Easement	Vacant
9200	Noncommercial Forest	Resource Lands
9300	Water Areas	Water
9400	Open Space - Recreational	Open Space
9420	Open Space Rec w/Conserv. Easement	Open Space
9500	Open Space - Timber	Resource Lands
9600	Small Islands - US Government	Small Islands
9700	Jointly Held Area in Subdivisions	Common Area
9900	Other Undeveloped Land	Vacant