

ORDINANCE 47 - 2007

AN ORDINANCE DESIGNATING PHASE I OF THE FRIDAY HARBOR URBAN GROWTH AREA

WHEREAS, under the Growth Management Act (GMA), RCW 36.70A, San Juan County adopted a Comprehensive Plan and Official Comprehensive Plan Maps; and

WHEREAS, RCW 36.70A.110 (1) requires San Juan County to designate an Urban Growth Areas (UGA) for cities in the County; and

WHEREAS, RCW 36.70A. 110 (2) holds that UGA's must be based on the population projection for the County from the Office of Financial management; and

WHEREAS, RCW 36.70A.215 requires evaluation and review of existing patterns of growth and whether or not there is sufficient land available for the projected population growth; and

WHEREAS, San Juan County and the Town of Friday Harbor created an UGA in 1998; and

WHEREAS, the unbuilt parcels within the current Friday Harbor Urban Growth Area are not sufficient to meet the county's population projection from the Office of Financial Management; and

WHEREAS, the Town of Friday Harbor published a UGA analysis on May 16<sup>th</sup>, 2007 and showed that 74.3 acres were required to meet the projected population growth; and

WHEREAS, San Juan County published a UGA analysis on August 2<sup>nd</sup>, 2007, showing that 128.5 acres were required; and

WHEREAS, a public information meeting was held on August 24<sup>th</sup>, 2007; and

WHEREAS, representatives of the Town of Friday Harbor and San Juan County agreed to expand the UGA in two (2) phases; and

WHEREAS, a SEPA determination of non-significance was published on October 17, 2007 and was unchallenged during the appeal period; and

WHEREAS, the San Juan County Planning Commission held a properly notified public hearing to discuss the phase 1 expansion of the Friday Harbor UGA on Wednesday, November 7, 2007; and

WHEREAS, the San Juan County Planning Commission made findings of fact and recommendations to the San Juan County Council; and

WHEREAS, the County Council carefully considered the section of the Staff Report for the August 24, 2007 meeting entitled Affordable or Workforce Housing when making their decision; and

original: PROCEEDINGS 11/27/07  
cc: PAZ Auditor'  
CA' PUBLIC WORKS'  
TOWN OF FH'  
CDPD'  
ASSESSOR' 11/29/07 Lt

**WHEREAS**, it is imperative that San Juan County meet the goals of the GMA by allocating population to the UGA's and, in accordance with WAC 365-195-310:

- Identify sufficient land for housing;
- Evaluate the extent to which the existing and projected market can provide housing at various costs and for various income levels;
- Estimate the extent of populations which require assistance;
- Evaluate the capacity of local public and private entities to produce housing to meet the identified needs;
- Identify the share of affordable housing to be provided by the jurisdiction and how it will be achieved.

**WHEREAS**, Phase 1 of the Friday Harbor UGA does not entirely address the needs of San Juan County in regards to population numbers, affordable housing needs and land supply; and

**WHEREAS**, the San Juan County and Town of Friday Harbor Management Agreement does not address the Phase 1 Friday Harbor UGA expansion parcels; and

**WHEREAS**, after publishing the public hearing notice and the generalized text of the draft ordinance one time on November 14<sup>th</sup>, 2007, in the County's official newspaper, the County Council held a duly advertised public hearing on November 27<sup>th</sup>, 2007; and

**WHEREAS**,

1. Representatives of both the Town of Friday Harbor and the San Juan County agreed to expand the Town of Friday Harbor Urban Growth Area in two phases.
2. Phase I of the Town of Friday Harbor Urban Growth Area expansion includes only those territories identified by the Town of Friday Harbor in its July 12, 2007 transmittal letter.
3. Phase I of the Town of Friday Harbor Urban Growth Area expansion is limited to no more than seventy four point three (74.3) acres
4. Phase II of the Town of Friday Harbor Urban Growth Area expansion would include those additional territories identified by San Juan County in the August 24, 2007 Staff Report.
5. Phase II of the Town of Friday Harbor Urban Growth Area expansion would only be brought forward for consideration by the San Juan County Council after the agreed upon infrastructure analyses were complete.
6. Phase II of the Town of Friday Harbor Urban Growth Area expansion will be no less than an additional fifty four (54) acres.
7. The San Juan County and Town of Friday Harbor Management Agreement controlling development within the Town of Friday Harbor Urban Growth Area will be updated and amended in 2008.

8. The public was provided notice and an opportunity to review and comment upon Phase 1 of the Friday Harbor UGA expansion in conformance with *Comprehensive Plan* Section D.3, SJCC 18.90.010, SJCC 18.90.020, SJCC 18.80.050, and RCW 36.70.A.140.

**NOW, THEREFORE, BASED ON THE ABOVE FINDINGS BE IT ORDAINED AS FOLLOWS:**

**Section 1.** The Official Land Use Maps of the San Juan County Comprehensive Plan, Appendix 3, Friday Harbor Urban Growth Area, Figure One, are amended by adopting the amendment as shown in Exhibit A.

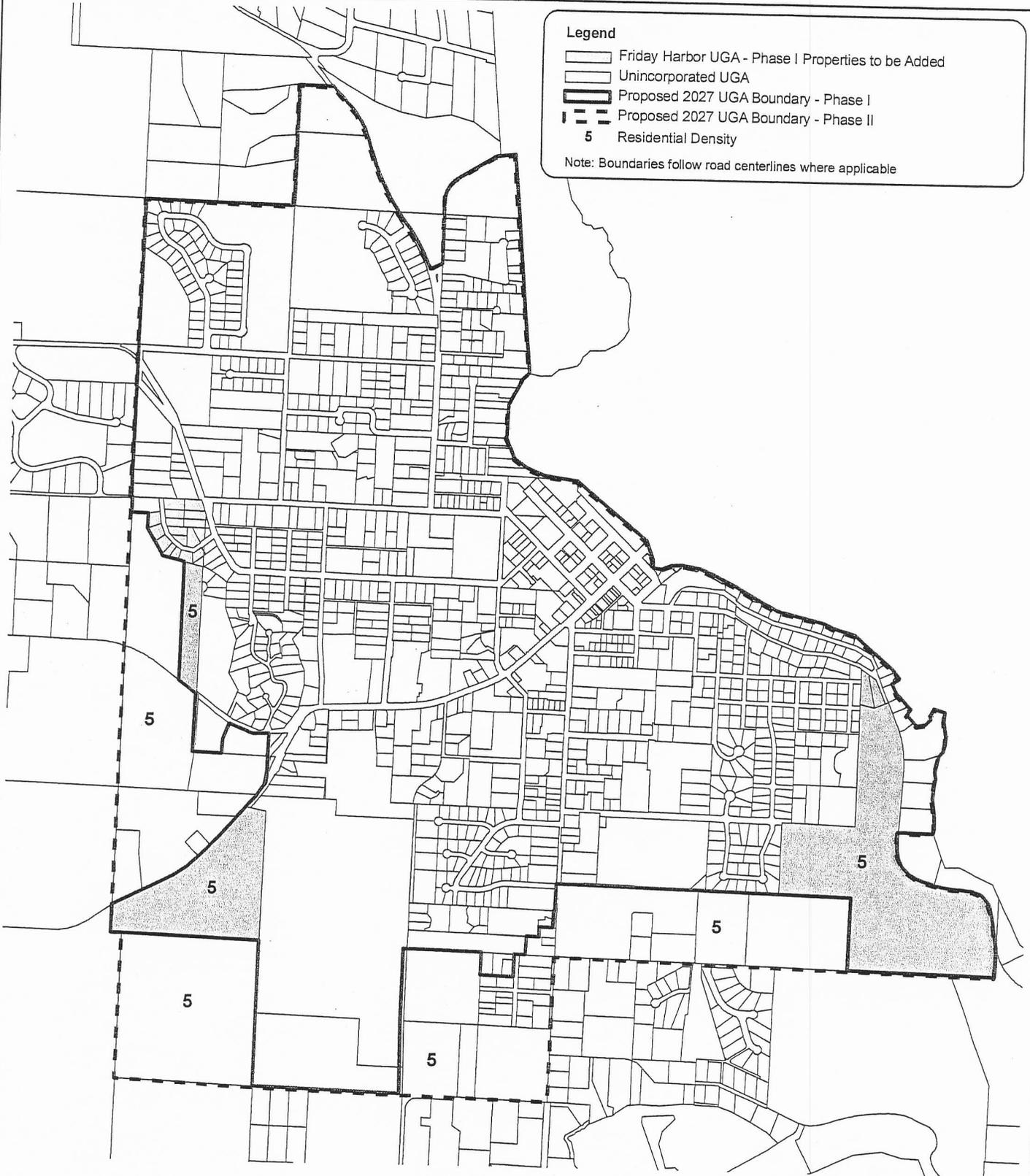
**Section 2.** The Chair of the San Juan County Council is hereby authorized to sign the amendments to the Official Land Use Maps of the San Juan County Comprehensive Plan, as set forth in Exhibit A attached hereto, on behalf of the Council.



Legend

-  Friday Harbor UGA - Phase I Properties to be Added
-  Unincorporated UGA
-  Proposed 2027 UGA Boundary - Phase I
-  Proposed 2027 UGA Boundary - Phase II
-  Residential Density

Note: Boundaries follow road centerlines where applicable



*This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. This map is based on the best information available as of the publication date.*



**Friday Harbor UGA**  
**Phase I**  
 San Juan Island  
 San Juan County, Washington

Exhibit  
**A**