

Adam Zack

From: Mike Bertrand <mikeb@fridayharbor.org>
Sent: Wednesday, June 19, 2019 11:42 AM
To: Adam Zack
Cc: Linda Ann Kuller; Carol Holman
Subject: RE: County Land Capacity Analysis

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Hi Adam,

Land capacity in the Town of Friday Harbor, mostly is driven by utility access and capacity of our infrastructure. That information is in the associated master plans of water and sewer primarily. Those documents are online on our website <http://www.fridayharbor.org/2174/Water-System-Conservation-Plans> . I believe that our sewer master plan is being updated currently so generally we go by water capacity for any analysis that we do. As far as the County's allocation to our UGA, there are only about 10 lots in the unincorporated UGA of Friday Harbor so I'm not sure how you handle your required allocation on San Juan Island. For our residential capacity we analysis Single Family at 4 units per acre and Multi Family at 14 units per acre. We compute the acreage of each and do the calculations. Hope this helps.

Mike Bertrand
Land Use Administrator
Town of Friday Harbor

From: Adam Zack <adamz@sanjuanco.com>
Sent: Monday, June 17, 2019 5:21 PM
To: Mike Bertrand <mikeb@fridayharbor.org>
Cc: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: County Land Capacity Analysis

Hi Mike,

As you may know, the County is working on the Land Capacity Analysis for our Comprehensive Plan Update. We recently released the first step for public comment.

One of the public comments (included below) stated:

“... in order to discourage sprawl, San Juan County has stipulated that it will allocate 50% of growth to UGA's. Yet the Friday Harbor Population and Land Supply Report has its own methodology ...”

Does this report exist and if so, can you tell me where I can find it? It would be helpful to have for our reference moving forward with the Comprehensive Plan Update.

If you want to see some more information on the County's Land Capacity Analysis, our progress so far is included in a June 5 staff report here: <https://www.sanjuanco.com/DocumentCenter/View/18555> Yours and the Town's comments on the Land Capacity Analysis would be most welcome.

Adam Zack
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June 16, 2019

San Juan County Council
55 Second Street
Friday Harbor, WA 98250

Dept. Of Community Development and Planning
135 Rhone Street
Friday Harbor, WA 98250

Subject: Friday Harbor Land Capacity Analysis

Ladies and Gentlemen.

Growth Management planning, i.e. preserving rural lands and concentrating growth in towns, seemed like a good idea at the time and, vs. not planning, it still does. The devil is in the details.

Discouraging sprawl, concentrating growth in towns and making adequate provision for affordable housing, however, is an economic non-sequitur. Concentrating growth makes land scarce and expensive. Fortunately, GM has produced a methodology that begins to assess the demand for and supply of developable land in our towns, Eastsound and Friday Harbor. San Juan County is applying that technology^[1] (Draft Land Capacity Analysis Methodology) to Eastsound but, apparently, not in Friday Harbor. The reason given for this omission is that ***“San Juan County has no jurisdiction in the Town of Friday Harbor.”*** Under Growth Management, San Juan County clearly has both the responsibility and the authority to allocate population to the Town as well as to establish UGA boundaries. (Cotton v. Jefferson County 98-2-0017 and Petree v. Whatcom County 08-2-0021c and Wells v. Whatcom County 97-2-0030).

It is important because, in order to discourage sprawl, San Juan County has stipulated that it will allocate 50% of growth to UGA's. Yet the Friday Harbor Population and Land Supply Report has its own methodology which fails to acknowledge that:

County Ordinance 16-2009 allocates 50% of San Juan Island population to the Friday Harbor UGA or,

The non-resident, recreational home growth in this county has exceeded 200% of resident population home growth for the past decade and must be accounted for as well. ^[2]

In short, San Juan County must analyze the Friday Harbor UGA Land Capacity with the same methodology as they use for Eastsound if the County expects to be compliant with GMA with respect to

- Encouraging growth in UGA;s
- Discouraging sprawl, and
- Making adequate provision for affordable housing.

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^[1] www.sanjuanco.com/ComprehensivePlan/draft land capacity analysis methodology

^[2] CP Housing Needs Assessment 2017, pg. 1, line 11,