

John M. Campbell, AIA  
P.O. Box 250  
Orcas, WA 98280  
(360) 376-2035  
jmc779@rockisland.com

August 5, 2019

Dept. of Community Development  
PO Box 947  
Friday Harbor, WA 98250

S.J.C. DEPARTMENT OF

AUG 09 2019

COMMUNITY DEVELOPMENT

Attn: Adam Zack

Subject: 50% of growth....

Dear Adam, Please forgive the archaic paper communication but my electronic capabilities are failing. I stumbled upon your (attached) query to the Town regarding the 50% allocation of population and thought that your question was not quite answered. Enclosed is a copy of Ordinance 16-2009 with highlights to, I hope, answer your question. This ordinance was adopted, as I recall, in response to a finding of Noncompliance by the WWGMHB for failure by SJC to make adequate provision for affordable housing. The document is a part of the Index to the Record for case 09-2-0014 before the WWGMHB, page 001088.

Another Ordinance, 13-2005, does the same thing for the Lopez and Eastsound UGA's.

Allocating growth to the UGA's has consequences. Also attached from the Index are a couple of memos between the Town and County at the same time which begin to illuminate the issues. For your info.



John M. Campbell  
360-376-2035  
Jmc779@rockisland.com

Enc; Ordinance 16-2009  
Letter from Michael Hendrickson to Town 1-12-09  
Letter from M. Bertrand to M. Hendrickson 1-9-09

**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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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  
Planner III  
Department of Community Development  
San Juan County, WA  
360-370-7580

AN ORDINANCE AMENDING THE SAN JUAN COUNTY COMPREHENSIVE PLAN HOUSING ELEMENT (SECTION B ELEMENT 5), HOUSING NEEDS ASSESSMENT (APPENDIX 5), AND POPULATION PROJECTIONS, BUILDOUT ANALYSIS, AND LAND USE INVENTORY (APPENDIX 1)

BACKGROUND

- A. The County was scheduled to review and revise the Comprehensive Plan, including the Housing Element, in 2005. The County's review efforts concluded with the adoption of Resolution 98-2005, adopted on September 13, 2005, which detailed the actions that should be taken to update the Comprehensive Plan. Although some of these actions were carried out in Ordinance 15-2005, other actions, such as updating the Housing Needs Assessment, were not completed in 2005 or 2006.
- B. The County's failure to complete the review and update of the Housing Element was appealed to the Western Washington Growth Management Hearings Board ("Board") in 2008 in WWGMHB Case No. 08-2-0006. On March 10, 2008, the Board ruled in its Order Dismissing Issues, Finding Noncompliance, and Setting a Compliance Schedule ("Order") that the County needed to complete its review of the housing element by December 31, 2008. This deadline was extended to June 29, 2009, by an Order Granting Extension of Compliance Period issued on April 20, 2009.
- C. The percentage of the projected population growth of San Juan Island assigned to the Town of Friday Harbor's Urban Growth Area in the existing Housing Element is 29%. The County's non-municipal urban growth areas are each assigned 50% of their island's population growth.
- D. The County desires to comply with the Board's Order and complete the housing-related updates to the Comprehensive Plan described in Resolution 98-2005 by amending the Comprehensive Plan to include: an updated Section B Element 5 (Housing Element); a new Appendix 5 (Housing Needs Assessment); an updated Appendix 1 (Population Projections, Buildout Analysis, and Land Use Inventory) which assigns 50% of the projected population growth on San Juan Island to the Town of Friday Harbor's UGA; and by taking all other steps necessary to bring the County into compliance with the GMA.
- E. The County Council makes the following findings:
1. The proposed amendments to Comprehensive Plan Section B Element 5, Appendix 5, and Appendix 1 meet the requirements of the Growth Management Act. This ordinance accomplishes the required update to the County's Housing Element and associated appendices required by RCW 36.70A.130 based upon the review and evaluation which is described in Resolution No. 98-2005.

2. The required 60-day notice for adoption of the Housing portion of this ordinance was delivered to the Washington State Dept. of Community, Trade and Economic Development on September 30, 2008, and given the material ID #13517.
3. The required 60-day notice for adoption of the Population portion of this ordinance was delivered to the Washington State Dept. of Community, Trade and Economic Development on December 15, 2009 and given the material ID #13810.
4. Drafts of these Comprehensive Plan amendments were considered by the San Juan County Planning Commission at properly noticed public hearings held on January 16, 2009, and February 20, 2009.
5. Allocating 50% of the projected population growth to UGAs is consistent with the goals of the GMA.
6. The profile of the San Juan County community will be drastically changed by 2025 if the County does not change the way it supports affordable housing.
7. The Housing Needs Assessment makes clear that:
  - a. The absence of affordable housing in the County is driving out working families,
  - b. The absence of affordable housing in the County is keeping working families from coming to our County,
  - c. Our current population is aging and retiring,
  - d. The County must take steps now to halt the decline in our working population or suffer radical changes to the community.
8. After considering the evidence in the record, the Planning Commission issued a recommendation to approve the adoption of the proposed amended Comprehensive Plan Section B Element 5, Appendix 5, and Appendix 1.
9. The Council finds that additional changes to the draft ordinances reviewed by the Planning Commission are necessary for clarity and to assure that the amendments comply with the Comprehensive Plan and GMA. These changes are included in this ordinance and attached Exhibits 1 and 2.
10. This ordinance was considered by the County Council during a properly noticed public hearing held on March 24, 2009, and continued to June 9, 2009, at which times the public had the opportunity to comment.

11. The County Council held two work sessions to gather information and consider changes to Exhibits 1 and 2 on April 7, 2009 and May 11, 2009.
12. After considering the evidence in the record, the County Council decided to approve this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County, Washington, as follows:

Section 1. Amendment to Comprehensive Plan Section B Element 5. San Juan County Comprehensive Plan Section B Element 5 is amended to read as shown on attached Exhibit 1.

Section 2. Amendment to Comprehensive Plan Appendix 5. San Juan County Comprehensive Plan Appendix 5 is amended and replaced in its entirety with the new Appendix 5 attached as Exhibit 2.

Section 3. Amendment to Comprehensive Plan Appendix 1. San Juan County Comprehensive Plan Appendix 1, Section 1.D, Office of Financial Management (OFM) Forecasts, is amended to read as follows:

#### ***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			Population Change	Terminal Population
		Births	Deaths	Net Migration		
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 on San Juan Island is allocated to the Town and the Friday Harbor Urban Growth Area. See Table 8.

Section 4. Amendment to Comprehensive Plan Appendix I. San Juan County Comprehensive Plan Appendix 1, Section I.E, Population Forecasts for Planning Purposes, is amended to read as follows:

***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*

<b>5-Year Increments</b>	<b>Initial Population</b>	<b>Terminal Population</b>	<b>Average Annual Growth Rate %</b>
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**

<b>5-Year Increments</b>	<b>Initial Population</b>	<b>Terminal Population</b>	<b>Average Annual Growth Rate %</b>
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 (2.22.0% Average Annual Growth Rate)**

Island	2005 Population	Population by Island (%)	Population Projections (OFM)			
			2010	2015	2020	2025
San Juan (unincorp.)	5,214	33.6% to 30.6%	<del>5,825</del> 5,645	6,448 6,085	7,023 6,491	7,580 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%	2,402 2,582	2,659 3,022	2,896 3,428	3,126 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	0.0% 3.9%	673	743	810	874
<b>TOTAL</b>	<b>15,500</b>	<b>100.0%</b>	<b>17,316</b>	<b>19,168</b>	<b>20,877</b>	<b>22,534</b>

Source: Washington State OFM (2002 & 2005)

Section 5. Amendment to Comprehensive Plan Appendix 1. San Juan County Comprehensive Plan, Appendix 1, Section 1.F, Urban Growth Areas (UGAs) Population Forecasts, is amended to read as follows:

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

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

Section 6. Savings Clause.

This ordinance shall not affect any pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections. All rights and obligations existing prior to adoption of this ordinance shall continue in full force and effect.

Section 7. Severability.

If any provision of this ordinance or its application to any person is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected. Remaining sections of the ordinance shall be interpreted to give effect to the spirit of the ordinance prior to removal of the portions declared invalid.

Section 8. Effective Date.

This ordinance shall take effect on the tenth working day after adoption.

ADOPTED this 9<sup>th</sup> day of June 2009.

COUNTY COUNCIL  
SAN JUAN COUNTY, WASHINGTON

ATTEST: Clerk of the Council

By: Ann Larson  
Ann Larson, Clerk

Date: 6/9/2009

REVIEWED BY COUNTY  
ADMINISTRATOR

Pete Rose  
Pete Rose Date: 6-1-09

APPROVED AS TO FORM ONLY  
RANDALL K. GAYLORD

By: RK Gaylord  
Date: 6/1/09

Lovel Pratt  
Lovel Pratt, Member  
District 1, San Juan South

Richard Peterson  
Rich Peterson, Chair  
District 2, San Juan North

Howard Rosenfeld  
Howard Rosenfeld, Member  
District 3, Friday Harbor

Richard Fralick  
Richard Fralick, Vice Chair  
District 4, Orcas West/Waldron

Gene Knapp  
Gene Knapp, Member  
District 5, Orcas East

**EXCUSED ABSENT**

Bob Myhr, Member  
District 6, Lopez/Shaw



**San Juan County  
Community Development & Planning**

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250  
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922  
permits@co.san-juan.wa.us www.sanjuanco.com

Michael Bertrand, Land Use Administrator  
Town of Friday Harbor  
P.O. Box 219  
Friday Harbor, WA 98250

JAN 12 ± 2009

Dear Michael,

Reading your letter of January 9, 2009, one would get the distinct impression that my letter of December 16, 2008, was the first time you or the Town had ever heard of the County's proposals for expanding the UGA; the Islands affordable housing needs; or reallocating more future growth within the Town. For the record, these issues have been on the table for nearly two years and were initiated by the Town's desire to update the UGA boundaries. Need I remind you, that in August 2007, in response to the Town's initiative, the County prepared a detailed report addressing the proposed expansion of the Town's UGA and affordable housing needs. At this time, the County in conjunction with the Town, further split the proposed UGA expansion into two separate and distinct phases. Subsequently, over a couple of months, a series of meetings were held involving you and I along with the Town and County administrators. In addition, in March 2008 the County contracted for a costly infrastructure evaluation of the Town with which you were involved, and both the Town and County agreed on phase 1 of the two phase expansion of the Town's UGA.

More recently I visited with you in your office three times before delivering, in person, my letter of December 16, 2008. These visits were taken to discuss with you the County's intent to modify our August 2007 report by reducing the allocation of new growth on the island in the UGA from 70% to 50%. As I recall, your only comment was that you welcomed the County's direction. At no time did you express any interest in discussing the matter any further or voice any indication that the Town didn't understand the County's "reasoning". I might add that although there was an opportunity to discuss this proposal in a well advertised public forum, the Town chose not to participate in the public meeting held on January 7, 2009.

On the one hand, to suggest the Town and County have not engaged in these issues or "ignored the commitment to engage in a truly collaborative planning process" is a gross misrepresentation of the facts. On the other hand, it was clear from the outset that the Town and County have vastly different views on these subjects which, in spite of much discussion, have not yet been reconciled.

Simply stated, the County's "reasoning" is that, based on an analysis of workforce income in our community and the cost of housing, most of the growth in workforce population will have to find housing within the Town. This is also consistent with the GMA goal of directing a large measure of future population growth to urban growth areas. Please note that the current County comprehensive plan directs 50% of the new population growth to

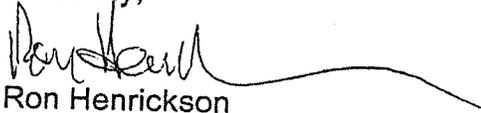
001212

Eastsound UGA and Lope. Village UGA on Orcas and Lopez Islands respectively, while only assigning an anomalous 29% to the Town on San Juan Island.

So, after all this, where do we go from here? Let me suggest again that the Town engage in the public hearing process before the County Planning Commission on January 16, 2009. Perhaps publicly stating the Town's position will stimulate a new community dialogue about the critical issues facing our future as an all inclusive community. Secondly, the County Administrator and I would welcome meeting again with you and the Town Administrator, perhaps along with one or two respective Council members. Thirdly, I would welcome the opportunity to appear before the Town Planning Commission. In order to facilitate further discussion I will ask the County Planning Commission to continue the public hearing to February 20, 2009.

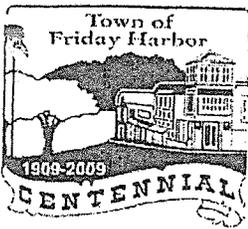
The issues of affordable housing needs, allocation of population growth and expansion of the Town UGA are of paramount importance to both the County and this Island's future. I await your thoughts.

Sincerely,



Ron Henrickson  
Community Development and Planning Director

c: Pete Rose, County Administrator  
King Fitch, Town Administrator



TOWN OF FRIDAY HARBOR

Post Office Box 219 • Friday Harbor, Washington 98250  
(360) 378 - 2810 • FAX: (360) 378 - 5339 • www.fridayharbor.org

(S.J.C. COMMUNITY

January 9, 2009

JAN 09 2009

Ron Henrickson, Director  
San Juan County  
Community Development & Planning  
P.O. Box 947  
Friday Harbor, WA 98250

DEVELOPMENT & PLANNING

Dear Ron,

On December 16th, I received your letter dated December 16th, advising of the County's proposed change to the population allocation percentages for projected growth on San Juan Island. That letter further advises that the proposed change will be the subject of a County Planning Commission public hearing on January 16th. As you know, the proposed change substantially increases the currently established population allocation for the Town. Such an increase would have a significant impact on the capital facilities planning the Town would be required to do and, ultimately, on the Town's cost to provide services to the new growth. These are not simple matters, and are of great concern to Town staff.

In the Joint Planning Policy document adopted by both the County and the Town, as a part of their respective GMA Comprehensive Plans, both parties committed to working cooperatively in the formulation and adoption of goals, policies, and standards that will be the basis for planning decisions within the Friday Harbor Urban Growth Area. This commitment was made in order to maximize the prospects for achieving the GMA mandated goal of consistency between the County's Comprehensive Plan and the Town's Comprehensive Plan.

In order for the Town to participate in any meaningful way in the deliberations on the proposed change to the future population allocations, the County must give the Town more than thirty days notice and a cursory invitation to "comment". Town staff will need to meet with your staff to understand the County's reasoning for the change and to inquire about how the County would seek to accomplish the goal of actually causing fifty percent (50%) of new growth on this Island to be located within the Town. Town staff could then evaluate the County's proposal and develop a response. Additional discussions would hopefully result in a common position, which each staff could then take to their respective Planning Commissions for public input and a recommendation to the two legislative bodies.

Given the timetable set forth in your December 16th letter, none of this can happen because the County has once again ignored the commitment to engage in a truly collaborative planning process. Assuming the proposed change is adopted by the County Council, does the County expect the Town to automatically amend its Comprehensive Plan, to reflect the County's change? Or does the County not care to achieve consistency between the Plans?

Please consider canceling the January 16th public hearing and contacting me to arrange an initial meeting at which time you or your staff can begin to educate me on the County's rationale for the change and I can begin to express the Town staff's concerns about the very real downstream fiscal impacts such a change will have on the Town's capital facility obligations. It would not be beneficial for either party if the Town's only recourse is to challenge the County's decision after it has been made.

Respectfully,



Michael Bertrand  
Land Use Administrator

c: C. King Fitch, Town Administrator