

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Friday, June 18, 2021 4:18 PM  
**To:** Sophia Cassam  
**Subject:** FW: PC hearing 18 June 2021 re Docket request 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
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**From:** joe symons <joesymons@me.com>  
**Sent:** Friday, June 18, 2021 8:28 AM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Subject:** PC hearing 18 June 2021 re Docket request 21-0003

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Thank you for giving me an opportunity to speak today.

Briefly, the issue of determining a buildout population and its associated impacts has been intentionally avoided by Council for at least 3 decades. Your fellow PC members in 2000 approved this docket request and recommended it have the highest priority of county government. Their recommendation was ignored at the time and starting in 2018 has been determined to be not worthy of further conversation by DCD.

I speak today to encourage you to honor the high road of local government: transparency, honesty, full disclosure and accountability. These fundamental principles have been seriously tarnished. I have come to learn that the real estate community knew what was on the table in the 1979 comp plan density map. I received a letter from a local who was looking for property in the early 1980's who told me the real estate person she was working with told her that the buildout population was over 100,000.

Thus the issue here is visibility; the data is there. It is not hard to crunch it in order to get a reasonably accurate picture of what population is baked in to the current density map. This buildout and impact analysis issue needs to move from invisible to visible.

It would appear from Cindy Wolf's email to me, recounting her conversation with Erika regarding this issue, that DCD has "run the numbers" and, perhaps like Cindy, is flummoxed. Otherwise they could not have told her that "Joe is right". I encourage you to learn more about this conversation.

Do you know that the average density in rural lands at buildout is 1 du/ 4 acres? that is sprawl as defined by the GMHBs. Do you know that over 9000 of the ~14000 rural lands parcels in SJC are non-conforming, meaning the parcel size is below, far below, 5 acres? (average density is about 1 du/ 3 acres.)

It is time to pull the wool off the eyes and take on the challenge of examining and changing a situation that was badly constructed in the first place, totally at odds with the Vision statement, the foundation of the comp plan.

One question sits underneath all this: does SJC's GMA-authorized CP "discretion" overcome the issue of comp plan internal inconsistency between the buildout population and the vision statement? Does SJC want to be taken before the GMHB to be asked to "show their work" on this? It did not turn out well for them 2 decades ago. Do we have to go adversarial? Why not simply do the right thing?

Let's show ourselves and the world that a small island county can tackle the most thorny issue it faces with kindness, wisdom, intelligence and fairness.

Thank you

Joe Symons  
Olga WA

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