

Sophia Cassam

From: Lynda Guernsey
Sent: Friday, April 8, 2022 10:22 AM
To: Comp Plan Update
Subject: FW: Concerns regarding the current draft of Comp Plan Appdx 1
Attachments: Comments and Concerns about Appendix 1.pdf

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Bill Bangs <wjbangs@gmail.com>
Sent: Friday, April 8, 2022 10:03 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Cc: David Williams <davidw@sanjuanco.com>
Subject: Concerns regarding the current draft of Comp Plan Appdx 1

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.

Lynda:

At the invitation of the DCD and the Planning Commission from their meeting of April 1 (at about 1 hr 7 minutes), I am submitting my summary comments and concerns regarding the current draft of the SJC Comprehensive Plan Appendix 1: Population Forecast and Land Capacity Analysis.

Section 1 – Population Forecast

1. The document does not state this section is consistent with the 2017 OFM projections for 2036 as required by the GMA.

Section 2 – Land Capacity Analysis

1. The estimated peak season daily population may be significantly lower than the true peak season daily population.
2. The LCA methodology may not be consistent with past and current guidance from the GMA and the Department of Commerce.
3. The LCA may significantly overstate the housing capacity of the County. There may be insufficient housing capacity for the projected growth in 2036.
4. The LCA may significantly overstate the housing capacity of the Eastsound UGA. There may be insufficient housing capacity for the projected growth in 2036.

I have attached these comments as a PDF document.

Thank you,

Bill Bangs