

From: Joe Symons, Olga WA
To: SJC Planning Commission
Date: 14 May 2021
Re: Docket request 21-0003

I write to request that you support the docket request 21-0003 as your fellow Planning Commission members did in 2000 and again in 2018.

DCD has once again determined that the docket request should be rejected. See: <https://www.sanjuanco.com/DocumentCenter/View/22943/2021-Docket-Initial-Briefing-Staff-Report---May-6-2021?bidId=> (page 5)

I request that you look carefully at my docket request which you can read at <http://doebay.net/sunshine/DocketSubmission2021.pdf>. In particular, note the FDO (Final Decision and Order) by the WWGMHB (Western Washington Growth Management Hearings Board) excerpt in section one of the docket request. The FDO points out that the county's failure to address this topic led directly to the finding of "substantial interference" which was the criterion for the invalidity order on SJC's CP imposed by the Western Board.

There are precious few individuals who know the history of land use activities in San Juan County. I have lived in the county for about 50 years; I have been an active participant in land use affairs, having been chosen by Council in 1992 to be the chair of the Orcas committee to rewrite the county's comprehensive plan (CP) under the guidance of the state's Growth Management Act (GMA).

I and a few other residents challenged SJC's CP in 1999 as being in egregious violation of GMA; several years of litigation ensued. In almost all cases, SJC lost. A settlement occurred in ~2007 which ended the county's status as being GMA non-compliant.

The elephant in the living room is the undiscussed and, more importantly, unknown population potential currently baked in to the land use density designations for the county. The docket request asks the county to determine this population potential and comment on how this potential meets the county's GMA-mandated Vision Statement.

Comprehensive background information about this topic is available at <http://doebay.net/bigpicture.pdf>, a document created after I gave a presentation to a variety of interested locals, including Cindy Wolf, in January 2021.

Based on the following excerpt from an email to me from Cindy Wolf, one can infer that DCD has at least done a preliminary calculation on this population potential.

Regarding the buildout population (134,000) that I calculated from GDLI data as shown in the excel spreadsheet [summary of information](#), an email from Cindy Wolf, County Council member from District 2 (Orcas/Waldrone), dated 10 May 2021, stated:

“Erika explained this to me and that there were few remedies short of vacating the platt and potentially bankrupting the county with lawsuits. Everyone believes you because you are correct. No one seems to know what to do about it. My head is still swimming from figuring this out three weeks ago.”

Note that the buildout calculations shown in the GDLI spreadsheet are based exclusively on SJC data. Such calculations do not reflect any personal bias.

There is no question that this topic puts the county and its residents between a rock and a very hard place. That situation, however, is not grounds for pretending that it doesn't exist.

As you will see, the docket request asks for an impact analysis to show the impact of what this population would have on the county. In addition, the impact of visitors needs to be included.

As residents, we deserve to know the implications of our growth potential on our collective future. We deserve to know whether this growth potential is consistent with the Vision Statement, which is described by SJC as the “north star” of the CP, i.e., upon which the CP and UDC are designed to fulfill. The Vision Statement is the foundation for the plan.

Please take the time to learn more about the evolution of this situation. While no one can know the future in any detail, we deserve to know the likely growth trajectory and its implications for carrying capacity, community values, tax burdens, and our stated desire to become sustainable.

Thank you.