

SJC CP questions:

What is the current buildout projection? Is there a buildout (max) population?  
How quickly could we reach buildout? Are there any regulatory limits to our growth rate?  
Does SJC's CP have a carrying capacity component? Should it have one? What constitutes carrying capacity? Does this term include the aspirations of the citizens (voters) and/or the property owners (many of whom are not voters)? or is carrying capacity strictly defined by essential resources such as water availability? Is there a public-financial infrastructure component to carrying capacity? What are citizen aspirations? Are they sufficiently captured in the SJC Vision Statement? Does the Vision Statement have the power of law? How can/should the Vision Statement be translated to specific policies and regulations?

How big can we get?

How fast can/should we get there?

Can we define "full"? How would we define it? What would it look like?

Can we define our rate of growth? How would we define it (# of building permits issued per year?)

Can we define the basic growth geography? grow anywhere anytime? grow in activity centers as much as rural areas? concentrate growth in activity centers? construct new activity centers rather than transforming rural areas to sprawl? Should "growth" (assuming it might be defined as the issuance of residential building permits) have a mandatory affordable housing component?

Is there an end game to the size, look, shape, functionality, sustainability of the county? Should there be? Absent public consensus and its regulatory implementation, would/could SJC become like Hong Kong, Manhattan, Whidbey, Bainbridge? Does SJC belong in a separate category, analogous to a National Park, or is it simply another county in the state subject to the cumulative effect and impact of individual property owner choices and decisions?

What responsibility or obligation, legal and/or moral, does SJC have to its citizens to inform them in clear unambiguous terms about the issues and projected answers to the questions raised here prior to and part of the process of updating the CP? Is "informing" them sufficient? Should SJC engage them in a more formal process similar to the citizen advisory committees used in the construction of the GMA-driven CP process beginning in 1972?

For example, the COCS study reveals that every new residential structure constructed in SJC will bring in about 70% of the tax revenue that the structure will cost the county, obligating the existing taxpayers the burden of meeting the 30% balance. Since the economy is such that the substantial proportion of new construction is initiated by wealthy individuals, and given that each new resident in general changes (and how? degrades? improves?) the quality of life of the whole (think lifeboat), is it right and fair that existing property owners and residents subsidize the wealthy who, by their very presence, degrade the attitudinal and aspirational infrastructure that brought and has kept people here? Should this question be discussed? How could/should it be resolved? Wealth or no, the more people who are here the greater the burden on ecological and

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economic infrastructure: schools, ferries, airports, police, fire, roads, etc. Given the very real probability of significant pressure on SJC in the coming decades due to regional population growth and specifically climate refugees, can, and should, SJC draw a line and say: this is how big we will get, and no more. This is how fast we will grow, and no more. This is where new people can be located each year. Given that the existing density map was crafted without asking or answering any of these questions, could/should the density map be changed to reflect a new awareness of and responsibility toward our existing and future residents and visitors? If not, why not?

How important are, or should be, the preservation of agricultural lands, and the use of those lands for local food production, be in the conversation about a sustainable (steady state) future for the county? Should we encourage small farmers? Given that less than 1% of the food eaten in SJC is grown here, should we craft a goal to grow a higher percentage of our own food? What would that goal be? When would it be targeted to be reached? Would SJC ever become or want to become a food exporter, in which we produce more food than we consume?

What steps could/should be taken to address the impact of climate disruption separate from addressing the issue of climate refugees?

What other questions should be put on the table at the beginning of this process?