

TO: San Juan County Planning Commission

FROM: Julie Greene, San Juan Island

DATE: August 17, 2022

RE: REQUEST 19-0002 to redesignate a 10-acre parcel at the intersection of Argyle Ave and North Bay Ln from RGU to Friday Harbor UGA.

Request 19-0002 to redesignate 10 acres on Argyle Avenue outside the south end of town was discussed by the commission at the August 20, 2021, meeting as part of a request by the Town to bring this parcel into the UGA along with the adjoining neighborhood to the north. It was decided to table this pending further information promised from the Town. I do not believe the Town has provided this information.

Regardless of whether the Town is involved or not with request 19-0002, the decision to table the request is still valid. The Town should be given time to produce findings regarding its need and ability to absorb and service additional property before large residential parcels are added to the UGA. The Town is currently conducting a survey to gather community opinion for development of a Housing Action Plan. It would seem wise to allow them to complete this process.

In addition, the commission's recommendations for the comp plan now include adding this requirement for all properties coming into the UGA: Rather than *permitting* "minimum densities of 4 units per acre," this section will *require* minimum densities of *at least 4 units per acre*.

The commission is in a position to help Friday Harbor walk the line between accommodating growth and preserving our community's character. If it is determined at some point in the future that this acreage should be brought into the town and developed, it could be developed in a way that maintains the rural character of the surrounding neighborhood but not if the owner is held to a requirement to fill those 10 acres with 40 units. Parcels in the surrounding neighborhood average well over half an acre per home, with 2+ and 3+ acre parcels directly south of the subject property.

Further consideration of UGA requirements might be needed. More information is certainly needed from the Town before a determination is made on this or any other large addition to the town's residential area.

Thank you so much for your tireless work on this comp plan. You are doing an amazing job under a tight timeline, and we all respect that.

Best regards,

Julie Greene

PO Box 1471

Friday Harbor, WA 98250

julian@rockisland.com

360 317 6065