
Friends of The San Juans

MAY 1985

Friends is a non-profit organization whose purpose is to defend comprehensive planning in San Juan County. Our Articles state that Friends wish to promote and protect to the fullest extent possible the scenic, aesthetic, economic, sociological, and ecological qualities and resources of San Juan County and surrounding areas.

BOARD OF DIRECTORS

San Juan Island

A. Evelyn Burke
378-4761
David Geist
Mat Mottola
Marty Robinson
378-4436
Bill Shockey
378-4382

Orcas Island

Sam Fleming
376-4518

Shaw Island

Charles Craven
468-2443
Fred Ellis
468-2968
Berit Fønnesbeck
468-2526

Lopez Island

Oscar Smaalders
468-2514

Crane Island

Marilyn Anderson

Seattle

Anne Robinson
324-3340

Newsletter Editor

Nancy E. DeVaux
378-2319

THE PRESIDENT SAYS . . .

It pleases me to tell you that Doree Webb will represent Friends of the San Juans on the Economic Development Council.

As a result of partial public funding, broad community participation on the Council is required, thus the invitation to Friends of the San Juans to appoint a representative.

I have been approached by people who have said that this is a marvelous opportunity for Friends, but when approached in this way I feel compelled to insist that it only becomes an opportunity if it is done properly.

The invitation to appoint a representative was discussed at length and in depth at our April 13th Board of Directors meeting, three Board members having attended the initial public meeting of the Council. Also present were other members of Friends and a member of the Economic Development Council.

The Board decided that representation would be appropriate at this time. Doree Webb was considered to be most qualified for this appointment and was prevailed upon to accept. Her appointment was approved unanimously by the Board. We appreciate the fact that this will be an onerous task. We require a very strong representative and Doree will fill the bill superbly. We must rally behind her and provide her all the support possible.

I, as President, offered Mrs. Webb my full support in any way possible including presence as an observer at all meetings. Friends of the San Juans will constantly monitor all meetings and report regularly to members. **We urge all members of Friends to keep in touch with me or members of our Board of Directors, reporting your suggestions and anxieties (preferably in writing so that we are sure we have an accurate report of the things that matter to you), in order that we can effectively reflect and push your and Friends of the San Juans' concerns before the Council.**

I have learned that all meetings of the EDL (including executive committee meetings) are open to the public. I urge all interested members to attend.

At the first meeting of the Economic Development Council I made the following statement, which statement my Board of Directors requested that I transmit to you:

At the present time, environmentally speaking, we are sitting on a time bomb in the San Juan Islands.

In order to be of service and benefit to all residents of the beautiful San Juans the projected plans for the economic well being of all of us must include adequate consideration of all factors, not the least being that of insuring and maintaining a unimpaired ecosystem, of which we as human beings are an integral and inseparable part. I believe Friends of the San Juans can draw upon some of the necessary expertise which will be invaluable in reaching wise and sound environmental decisions as the Council proceeds in its task.

Members and supporters of Friends of the San Juans as well as all residents of the San Juans have property rights which are certainly broad enough to include unpolluted air, pure water and uncontaminated soil. We allow any one or group to violate our physical and/or biological environment at the ultimate peril of all of us. There are no short-cuts (or compromises) to a healthy and prosperous economic future. The Laws of Nature are unforgiving and the pressure of human population can be devastating to an ecosystem. This is especially so in fragile island environments.

(Continued on Page 2)

THE PRESIDENT SAYS . . . (Continued)

I need to report on another matter:

We are pleased with the generous response of members and new members to initial invitation to become active supporters of Friends of the San Juans. We need your active involvement, however, to achieve the level of support both financially and in terms of numbers of members to achieve the strength which is available to us. Will you please be responsible for submitting one new membership application, with check, to assist our volunteers in organized teams to achieve an impressive goal in terms of numbers of members? We need to attempt to reach all persons who "are with us in spirit" and translate that spirit into active support. For individually we often have little strength, but together we can sometime achieve miracles for ourselves and our Islands. An application form is included in this newsletter for your convenience.

Thank you for your assistance. — William J. Shockey, *President*

FRONT STREET INN APPEAL UPHELD

In a unanimous decision received April 12, the Shoreline Hearings Board of the State of Washington revoked the approval granted by the Town of Friday Harbor for the Front Street Inn. The proposed 36-unit motel was given a shoreline permit by the Friday Harbor Town Council on June 21, 1984, after the Town Planning Commission had unanimously recommended denial of the project. Subsequently, an appeal was filed by Norm and Joan Schwinge, owners of the adjacent San Juan Inn. The Department of Ecology (DOE) acted as intervenors on behalf of the Schwinges and public, at the request of Friends.

The Shoreline Hearings Board came to Friday Harbor for a 2-day hearing Nov. 20th and 21st and listened to all the testimony and evidence. Robbie Lawson was called upon as one of many witnesses during the hearing. Peter Eglick represented the Schwinges.

Among the Findings of Fact presented by the SHB, the pertinent portions of the Town of Friday Harbor's Shoreline Master Program are cited, and the procedures that the Town followed in advertising and conducting its public meetings were scrutinized. The Friends of the San Juans were mentioned as follows: "The Town Council's approval came to the attention of The Friends of the San Juans, a non-profit corporation organized to promote land use planning in San Juan County. Lacking notice that the Town council would conduct a public hearing, the Friends directed their comments in opposition to the proposal to the Department of Ecology. There was then no longer a local forum in which to express that opposition."

Although the SHB did not find the use of a motel inconsistent with the town's SMP, the Board found that the proposal's size and scale was inconsistent with existing development. It would have narrowed the street, creating greater congestion in the island's already most congested area. It would have blocked views not only from the Schwinge's San Juan Inn, but from the public on Spring Street.

"In summary," the Conclusions of Law states, "the shoreline permit under review was granted without adequate notice or an adequate EIS, or an adequate application, and is inconsistent with the SMA (Shoreline Management Act) and FHSMP (Friday Harbor Shoreline Master Program) regarding scale of the proposal and view obstruction."

Planning Commission Recommends Approval:

THE OAKS "ADULT" MOBILE HOME PARK

At a crowded hearing before the Planning Commission April 19th, Rod Erickson received approval for his 80-unit mobile home park. The site is a 40-acre parcel designated Suburban under the Comprehensive Plan, which would allow for 80 residences, and currently houses 26 units.

Eleven of Erickson's neighbors and friends spoke in favor of the proposal, and furthermore asked that Erickson be allowed "to do it his way, and not Sorenson's", (referring to Planning Director Colonel Sorenson). Erickson expressed frustration with the conditions suggested by the Planning Department for landscaping, paving of the roads, fire protection, well-monitoring, etc.

The Planning Commission toured the site, and then returned to the courthouse annex for public testimony and deliberations. The only persons to speak in opposition to the project were Joan Roberts and Guy Roberts, neighbors of the project.

The Commission deliberated for about 45 minutes before unanimously approving the project, and deleting many of the conditions recommended by the Planning Department.

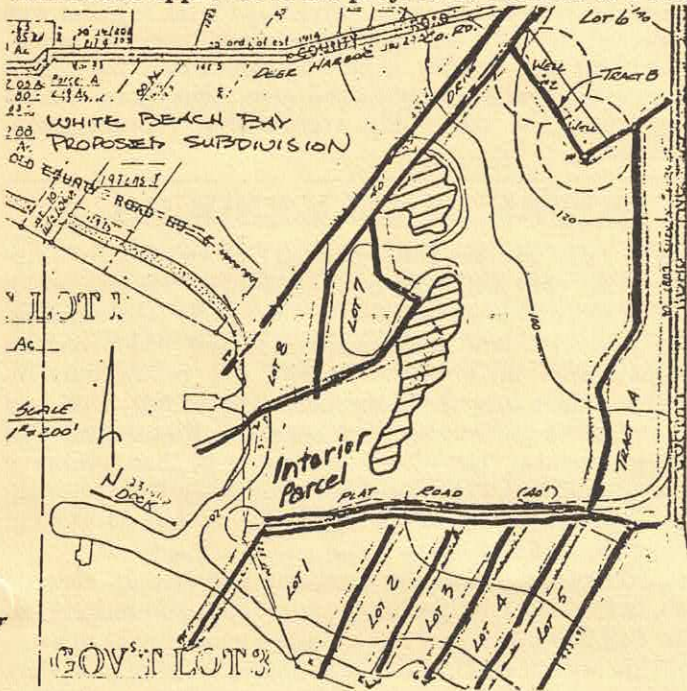
The SEPA mitigating measures, which were based partly on comments received from other State and County agencies, were struck from the requirements, as well as road improvements and design considerations suggested by the Planning Department. The SEPA measures include: (1) efforts to protect the existing oak trees from septic drainfields; (2) fire protection measures recommended by the Fire Marshal; (3) monitoring of wells prior to Phase II and Phase III of the project (the Roberts well had a draw-down of 13 feet during the pumping test, with a recovery of 6'10") and a DOE Water Rights permit, and; (4) landscape screening along visible property lines.

The recommendation of the Planning Commission will go to the Board of county Commissioners, along with the recommendations of the Planning Department. The Board will hold their own public hearing before making the final decision on the proposal.

WHITE BEACH BAY GIVEN CONDITIONED APPROVAL

San Juan County Commissioners approved the preliminary long plat application of White Beach Bay on Orcas Island on March 13th, after three weeks of hearings and deliberations by the Board. Numerous questions were raised during the hearing process, including concern over water supply, ownership of the road vacated by the County, and perhaps most importantly, the issue of coordinated development as required by the County Comprehensive Plan and the Shoreline Master Program.

The long plat has "a most unusual shape" as noted by the Planning Commission in October when they recommended approval of the project. It consists of 8 lots



surrounding an interior parcel connected to a point on the shoreline, the site of an existing log dump. The project is approximately 1/2 mile south of West Sound Marina.

Gordon Clauson is the owner of the interior parcel and the log dump on the point. Starr Farish, the developer, claims no involvement in a cooperative ownership with Clauson, from whom he is purchasing the platted property.

Suspicion among neighbors and concerned Orcas residents peaked after Farish presented a proposal to the Orcas Yacht Club, shortly after the Planning Commission granted its approval. The proposal consisted of plans for a 72-slip marina and condominium development. The design was done by architect Tona Puma on behalf of the "the principals of the proposed redeveloped quarry site on White Beach Bay". At that time, Farish told the group that he had an option to buy the additional property. The Comprehensive Plan calls for coordinated development planning for property under one ownership. During the public hearings, Farish denied any cooperative ownership with Clauson, saying that his option to buy had terminated.

Bruce King, Orcas Planning Commissioner who had voted in favor of the plat, sent a letter to the County Commissioners saying that although the plat may meet minimum comprehensive plan standards, "it is clear that Farish did not tell everything he knew to the Planning Commission." King wrote that he felt the plat application "mocks land use planning" and that had

Farish informed the Planning Commission of "his options and plans for development of Clauson's land, there would have been a different decision." King wrote, "I feel that I owe the public an apology for having voted in favor of the plat," and asked for a denial of the project.

Neighbors George and Dorris Adkins retained Richard Aramburu, a land use attorney, who spoke at the public hearing on Orcas on March 6th. Aramburu asked that the application be remanded to the Planning Commission and spelled out a number of concerns with the plat. He asked for a reduction in the number of lots, a building setback, and only one dock for both the long plat and Clauson's land.

At the close of the public hearing on March 6th, the commissioners discussed the plat. Orcas commissioner Jeff McKay wanted to remand the plat to the Planning Commission. Doug Corliss (San Juan) said he was prepared to go ahead and act on the application. Tom Cowan (Lopez) said he wanted to discuss the matter with the County's attorney.

The Commissioners met again on March 13th. Cowan said he had spent considerable time thinking about the issue of coordinated development required by both the Comprehensive Plan and the shoreline Master Program. He had decided that to deny the plat on that basis would be "pushing it too far", he felt, although "in my mind there is no questions that there is a relationship (between the two properties)".

Cowan suggested approving the plat with a number of conditions. Corliss agreed that he wanted to approve the plat, also with several conditions. McKay expressed agreement with some of the conditions but continued to request that the application be remanded to the Planning Commission, and that further water tests be done before preliminary plat approval rather than as a condition of final plat approval. The commissioners voted 2-1 (McKay opposing) to approve the plat, with the following conditions:

- (1) A further draw-down test be conducted on the Farish well and monitored on the Woodsong Bed and Breakfast well and any other drilled wells within one-quarter mile of the project; and if there is any direct adverse impact, the number of lots in the project shall be reduced to a number that the water table will support.
- (2) Prior to final plat approval, the County be presented with a title policy that specifically says that Starr and Martha Farish own the property in question.
- (3) Common ownership shall be required (including tidelines) as described in staff report.
- (4) The applicant shall apply for a shoreline substantial development permit within 30 days for joint moorage to be shared with the interior parcel. Furthermore, in consideration of the joint-use facility, there shall be a prohibition against docks within the plat.

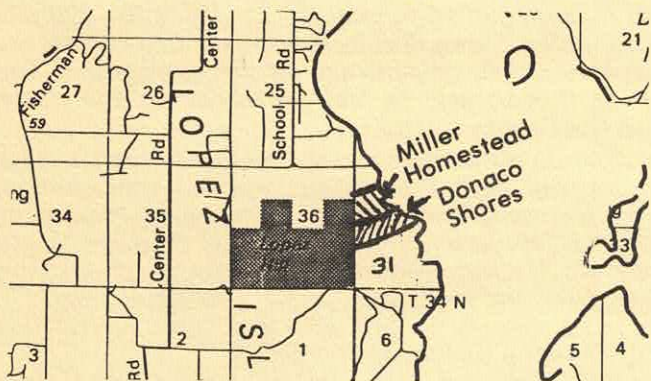
An application for a shoreline substantial development permit has since been filed with the Planning Department. According to permit coordinator Marshall Sanborn, the permit is an after-the-fact situation. A 23-slip dock has been constructed during the last several months, after the Army Corps of Engineers granted approval for the project to Gordon Clauson. Sanborn said the developer was under the impression that the dock was exempt from a County shoreline permit because it was the repair of an existing dock. However, the Planning Department determined that the new dock went beyond the meaning of "repair", and a permit was required. The permit gives the County the opportunity to determine who will be the joint users of the new dock.

TOMBOLO PLANS CHANGE:

MILLER HOMESTEAD SHORT PLAT WITHDRAWN

Plans for development of the area on the east shore of Lopez known as Tombolo have changed again as one of the two adjacent short plat applications, filed in late 1984, has been withdrawn. A letter notifying the Planning Department of the withdrawal was dated February 27th. This was five days after Planning Director Colonel Sorenson wrote to the applicants' agent, Tom Starr, requesting assistance in reviewing the ownership of the two adjacent applications, Miller Homestead and Donaco Shores.

Sorenson told the Planning Commission on February 22nd that he had agreed to review the two applications as separate short plats, taking the applicants word



“at face value” that the two short plats have separate owners. Short plats are land divisions of four lots or fewer, and have fewer requirements for roads, water systems, and lesser County fees than long plat applications, which are for divisions creating five or more lots.

Sorenson said that at the pre-application review in September of 1984, agent Tom Starr had clearly stated the owners' intentions to subdivide the 80 acres into two 40 acre parcels and then short plat each of these into four lots, creating 8 lots. Further complicating the matter, 10 of the original 90 acres had been sold in a simple land division in June of 1984. Simple land divisions are restricted from further subdivision for five years, except by long plat, according to County ordinances.

The Planning Department was “somewhat responsible” for not identifying the issue at the time of the pre-application review, Sorenson admitted, but he had since decided “to take a pragmatic approach” and have a concurrent review of the two separate short plats.

The Planning Commission took exception with Sorenson's decision. The planning commissioners from Lopez Island particularly felt strongly about the applicants' intention to circumvent land use laws. “I definitely feel that it should be long-platted,” John Nason told Sorenson, and Bill Goss agreed.

Partners Financial, Inc., the present owner of Miller Homestead, was also the corporate owner of Tombolo, a controversial long plat proposal for the same property that was submitted in 1980 and eventually withdrawn. In late 1984, Partners Financial Inc. sold 40 acres to the Donaco Corporation, of which Bob Scott is president. Bob Scott, Lopez realtor/developer and former Planning Commission member, has been an outspoken critic of the comprehensive plan.

Records show current officers of Partners Financial are Robert P. Gerend, Patricia M. Williams (author of “As I See It . . .” column in the April 10th Journal, page 4-B) and Donald J. Gerend.

Sorenson explained to the Planning Commission that he had returned the applications to the agent with a number of concerns regarding design and improvements and, until the applications were resubmitted, both short plats would remain inactive. “I was aware of your concerns,” Sorenson told the Planning Commission, and presented them with a letter dated that same day (2/22/85) to agent Tom Starr, asking for assistance in reviewing the ownership relationship “as the two short applications appear to be one development.”

The letter was approved by the Planning Commission and sent to the agent. Five days later, a letter was received by the Planning Department from the agent, notifying the County that the application for Miller Homestead was being withdrawn. Questions raised regarding the ownership relationship remain unanswered.

INTERESTINGLY ENOUGH . . .

. . . The Seattle Times carried a story recently (Sunday, February 24, Page B-1), headlined “‘Unfair’ wildlife protection laws targeted”. The article tells of a couple who own land on San Juan Island which has an eagle's nest on it and therefore has restrictions on development to protect the nest. The couple, Don and Jinx Clarke of Langley, WA complain that, because of environmental regulations, the value of their property has diminished. “Our land has been taken from us without compensation,” Jinx Clarke is quoted as saying, “and it's not fair.”

What the article does not say and County records do, is that the Clarkes have, since 1955, purchased land for \$49,919 and so far have made a gross profit in sales of this land of \$806,581. The assessed value of land they still own is \$396,580, even with the eagle's nest, and this land can be subdivided into approximately 17 parcels, according to the Planning Department.

The article states that San Juan County is the only County in the State which currently enforces federal guidelines protecting bald eagle nests. The Game Department is proposing that these rules be enforced state-wide.

. . . Jim Desermeaux, planning commissioner from San Juan Island who was appointed to fill out the remainder of the term for the position left vacant by Sandy Perkins, announced recently that he is being employed by the San Juan Island Board of Realtors and the San Juan County Land Association. His position is to report on the proceedings of County meetings which relate to planning and land use. According to Desermeaux, there is no conflict of interest because he merely reports his perceptions of the meetings as objectively as possible.

Desermeaux must be reappointed by the Board of County Commissioners in May if he is to continue to serve on the commission. Also on the calendar is the appointment of two planning commissioners from Orcas. Bill Boyd's term of service is up in May, and Bruce King has resigned, leaving one year of his term available.

Members are reminded that their opinions on Planning Commission appointments should be made to Commissioners McKay for Orcas and Corliss for San Juan.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

SAN JUAN PROPERTIES, INC.,)
SAM R. BUCK AND BARBARA BUCK,)

Plaintiffs,)

v.)

SAN JUAN COUNTY, A MUNICIPAL)
CORPORATION: THE SAN JUAN)
COUNTY PLANNING COMMISSION,)

Defendants,)

and)

FRIENDS OF THE SAN JUANS,)

Intervenor.)

Case No. 84-2-00348-7

INTERVENOR FRIENDS OF THE
SAN JUANS' TRIAL MEMORANDUM

The following is a shortened version of the long Intervenor FSJ's Trial Memorandum, prepared by our attorney, Peter J. Eglick. The original memorandum is 54 pages long and is itself ably condensed from hundreds of pages of testimony and exhibits. So further condensation is difficult. There is much direct quoting because the editor of this material must avoid the problem of exaggeration or misrepresentation. Personal comment will also be very limited for the same reason. For any one who wants to read or check this material a complete copy is available for reference from any member of the Board of Directors, Friends of the San Juans.

FSJ. in the Trial Memorandum, presented irrefutable and overwhelming evidence of serious water problems for the proposed PUD (Planned Unit Development):

The proposed 29 single family units of phases 1A & 1B would be served by a well on the PUD site . . . Data on the record, both in the FEIS [Final Environmental Impact Statement] and the hearing, demonstrated serious unresolved questions regarding the ability of the Phase 1 well to provide the necessary water supply to Phase 1 residents. The Board correctly found, in light of the evidence, that the capacity of the well had not been established and posed a long term risk of inadequate water supplies for Phase 1. (12)

And the FEIS further stated in part:

It is not possible to determine either the capacity of a fractured rock aquifer or its source.

Again, in part:

Even the plaintiffs' own witness, the project engineer, could not vouch for the long-term reliability of the well. . . . This well right now can do the job on a **short term** basis to supply the quality needs of a single-family residential homeowner that buys a lot, moves in and wants water (emphasis added). (12, 13)

Phases 1A and 1B would include 29 single-family units all of which would depend on this well for their water.

By way of comparison, the FEIS notes that: "other rock aquifers in the County have dropped to one-quarter or less of the original test yield over a period of years." . . . (14)

Saltwater Intrusion. The Board found that, in addition to water capacity problems, the location and depth of the Phase 1 well indicated that saltwater intrusion was likely to occur. (14)

And in part,

The sodium content of water from the proposed well would require notifying residents that anyone on a low sodium diet should avoid drinking it. (14)

Also that,

The proposal to use a well as close as 800 feet to the shoreline which draws from a fractured rock aquifer 262 feet below sea level for water supply raises a serious danger of saltwater intrusion into the well or other nearby wells. This is especially true when, as in this case, the pump is placed below sea level. (14)

Further, in part and in addition to

the danger of saltwater intrusion, the location of the Proposed Phase 1 well raised the possibility that the quality of the well water would be affected by pollutants from a planned community drainfield located only 300 to 350 feet away . . . Robert Byrd, the Director of the Water Division for federal Environmental Protection Agency (EPA) commented that "the shallow soils overlying fractured bedrock increase the chances of such contamination relative to a similar arrangement in glacier till." (16)

Additional evidence was given as proof of the inadequacy of the applicants' water supply study. In part,

The average annual rainfall in the Dearborn Records [Dearborn was unofficial weather reporter at Sunset Point on San Juan Island from 1958 to 1963] was 16.83 inches as opposed to the 26 inches average rainfall assumed by the applicant's water supply study. (22)

Further and in part,

the applicants consistently failed to demonstrate a right to use the entire lake water supply. (23)

Property owned by Dick Schwartz and others, including the Sea Ranch short plat area are in the same watershed.

[I]f the Limekiln PUD actually uses the bulk of the surface supplies within the watershed, as proposed, then there will be no reliable water source for other development outside the PUD, but within the same watershed. (24)

Testimony at the hearing also suggested that the plaintiffs' plans for the Phase I project could rob persons who purchased in the plaintiffs' older, completed project, Carefree I, of their water supply Hearing Transcript at 171, 484. In the face of evidence that the Limekiln Phase 1 well could impact the Carefree well, 300 feet away, the plaintiffs offered only the empty promise of allowing Carefree to join the Limekiln water system — but **only if it brought its own water. Id.** However, if the Carefree well is impacted by the Limekiln well, Carefree will have no water to contribute and will be effectively excluded from the Limekiln water system. **Id.** (17)

[BOXED FOR EMPHASIS]

Part 2 of the Memorandum (p. 25ff.) deals with sewage disposal and is precise and detailed. This Memorandum is available through the Directors of FSJ for reference and verification.

In part "The evidence on the record also reveals the inadequacy of the sewage disposal systems of the project." (25) because they do not take into account the characteristics of the soil. Also,

. . . a former San Juan County sanitarian warns that the soils for Phase 1 of the project are only marginal at best for accepting domestic sewage and that 13 of the Phase 1 lots can be manipulated to accept sewage only if extraordinary measures are taken to reduce usage volumes. (26)

"After review of the FEIS, the EPA concluded:"

Descriptions of the sewage treatment systems . . . are not adequate to determine their feasibility. Aerated lagoons, the preferred alternative, usually require large, quiescent polishing ponds, up to four acres for a population of 600. The PUD's proposal clearly could not accommodate ponds of this size. (27)

An Evaluation of the Impacts of the Operation of the Sewage Outfall ("current study," "Outfall study") prepared by the applicant's consultant analyzed the currents around the sewage outfall location and the dilution of the effluent from the outfall. . . . The study concluded that the effluent from the sewage outfall would not present a significant threat to people or aquatic life. . . .

The Board, however, was not required to accept this glib conclusion without consideration of other evidence, including substantial questions about the scientific method used in preparing the study. (27)

Craig Staude, a marine researcher at the University of Washington Friday Harbor Laboratories, disputed the facile and reassuring conclusions:

Even if we accept the limited current data at face value, they suggest that the proposed discharge site at 50 feet of water is inadequate. Figure I of this report illustrates that the outfall lies inside the observed region of slackwater, and is subject to eddying due to counter currents. These eddies within the embayments will entrain the wastewater for longer and at a greater concentration than indicated by the simple dilution factors presented on pages 19-21 of the report. . . . (29)

Continuing from the Memorandum and in part, "Concern about the impact of sewage outfall was not merely academic. . . . the Limekiln area is rich in diverse marine life important to scientific research. . . ."

It is known that Haro Strait is an important route used by whales moving through the San Juans. . . . The whales have been observed to come into Limekiln Bay to feed. . . . Harbor porpoises have also been observed in the area.

Researchers at the whale observation station are concerned that the sewage outfall will cause increased turbidity which will in turn eliminate their ability to do underwater video monitoring of the killer whales. . . (30)

Further,

Chlorination of waste would have harmful effects on the marine environment such as the killing of larval organisms. . . . (31)

Craig Staude testified that there are four species of amphipods that live in Deadman Bay. . . . Two of these four species live exclusively at Deadman Bay and are known at no other location. . . . Their existence, which is extremely rare, is threatened by the proposed sewage outfall. . . . The amphipods are important in the food chain. (31)

The following statement is from testimony by Peter Capen, Hearing Transcript at 740-741:

And so that we are definitely concerned about the impact lower down on that ecological scale, because we believe that if you wipe out one segment of that population, or diminish that diversity, it is going to have a ripple effect all the way through the biological communities to the predators at the top. So we feel that the questions of amphipods is an important question because it does relate to salmon, and the salmon do directly relate to the killer whales and to the other cetaceans that feed in those restricted bays. (31, 32)

But, of course, the developers are aware of all this because their attorney insists that they are "environmentally sensitive." (Oral Court presentation)

Their attorney also assured the Court that the developers were aware that there is a law protecting bald eagles. But the testimony of Martha Jordan, wildlife biologist, stated that there was an active bald eagle's nest located on the PUD site and perhaps another. Jordan also stated:

Disruption of normal ecology due to human presence and activity will have both a long and a short-term effect. The short-term disturbance would normally include those activities associated with construction activities and the noise of such. But in the case of this particular development, they're talking about a multi-year phase-in project. . . . (33)

The proposed intensity of increased human use will also have long-term effects on the continued use of the area by bald eagles, as they are proposing to put their condominiums and that type of thing in some of the prime eagle perching areas and wintering areas in this particular project site.

All phases of the life cycle of the bald eagle would be disrupted, as well as permanent loss of habitat, if the proposed project is permitted. (34)

At this point, someone in these islands always asks, in fact they write articles about it: "Which is more important, an eagle or a man?" and to me the only possible answer is "yes," and I make no pretensions to being "environmentally sensitive."

We should also like to suggest that the site is not appropriate for the proposed development

". . . because of the hilly environment and steep slopes, construction of the roads within the PUD and expansion of those surrounding the PUD would require cut, instead of fill, slopes which would substantially disturb the vegetation in an area already prone to erosion. (36, 37)

The proposal is roughly four times the density indicated by the Comprehensive Plan. . . and would be a significant departure from the densities envisioned by the rural designation. . . . And, the PUD proposal is in flagrant disregard of the existing development patterns on the westside of San Juan Island which is completely designated rural or conservancy. . . .

Residents on the west side of San Juan Island would be acutely affected by unplanned, high intensity development. (39)

Finally, the record is replete with evidence which demonstrates that PUD does not respect the physical characteristics of its site, although this is a standard of the Interim Plan.

In essence the applicants sought to force the County to approve a new, large population center on a site which could not support one and in a location which could not have been more inappropriate. (40)

And

In essence the applicants "were given every opportunity to present all of their material in support of the PUD application." (6)

The material presented in this summary is a matter of public record.

To conclude, we, as Friends of the San Juans, must work toward insuring that an environmental ethic replaces a private property sacred cow imperative in our national consciousness and that we include all life in our protection policies — animal, plant and human, and the air, land and water on which all life and our own ultimate survival depend. — Beatrice Wade Shockey

Yes, I (we) want to support and become a part of Friends of the San Juans in their efforts to maintain the integrity of our environment on the basis of sound ecological principles.

Signed _____

There is strength in numbers. All supporting adult family members please sign.

Telephone Number _____

Occupation _____ Island on which you live or own property _____

Address to which Newsletter should be sent _____

**PLEASE GIVE AS GENEROUSLY
AS POSSIBLE
PLEASE CONSIDER OUR
TAX-DEDUCTIBLE & SEPARATE
LITIGATION FUND**

Sustaining membership	\$ 250.00	_____
Supporting membership	50.00	_____
Individual membership	15.00	_____
Family membership	15.00	_____
Additional tax-deductible contribution		_____
Contribution to separate litigation fund		_____
Total Contribution		_____

NOTE: For accounting and billing convenience membership year begins January 1st of each year.

Please return with your check to Friends of the San Juans, P.O. Box 1344, Friday Harbor, Washington 98250.

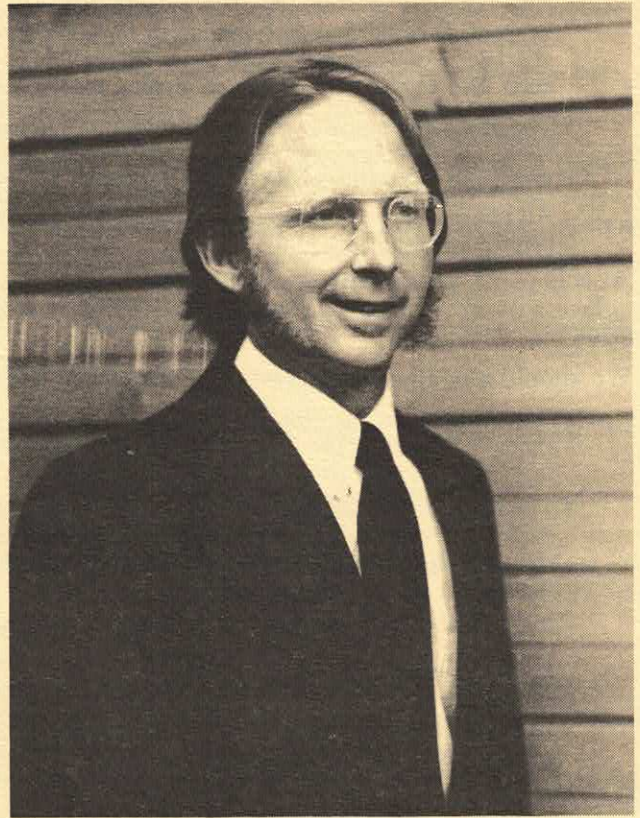
THOMAS POWER TO SPEAK

Friends of the San Juans has invited Dr. Thomas Power, Chairman of the Economics Department at the University of Montana, to come to the San Juans for a speaking engagement. Power is an economist and also an environmentalist. He wrote a book called *The Economic Value of the Quality of Life*. He also gave a series of talks on the radio, some of which Friends utilized for "As I See It" columns in the Journal last year.

Power will give two talks while he is in the San Juans. On May 17th, Friday evening, he will speak on Lopez Island at the library at 7:30 p.m. On Saturday, Power will address an audience on San Juan Island, at the music room of the high school at 3 p.m.

Friends encourages all members and interested persons to attend one of these presentations. Particularly because the community is involved in consensus building with regard to economic development, it is important that we educate ourselves on these matters.

The title of the talks is "Growth and Economic Well-being: The Economic Value of Quality."



The Friends of the San Juans

Post Office Box 1344
Friday Harbor, Washington 98250

Non-Profit Org.
U.S. Postage
PAID
Friday Harbor
WA 98250
Permit No. 38