

*Planning Commission
Members' Lists*

Helen Price Johnson,
Angie Homola,
John Dean,

12/27/09 **RECEIVED**

DEC 28 2009

Commissioners,

**ISLAND COUNTY
COMMISSIONER'S OFFICE**

I'm writing to express my interest in serving on the Island County on the Planning Commission. I'd love to be involved in that facet of County Government and feel my background is well suited to make some positive contributions.

I've spent twenty years consistently trying to preserve what I see as a unique rural community within an equally unique and prized natural environment. I grew up in the Puget Sound where such attributes were more common and have watched their disappearance; I'd like to do my best to hold onto this one.

My relevant experience includes:

- 1) 5 years active participation on the **Island County Smart Growth Coalition** (1995-2000). The result of this effort was an I.C. Comprehensive Growth Plan per GMA mandates and, more importantly, appropriate regulations to make it actually work. The Smart Growth Coalition wrote not one but two comprehensive plans which we delivered to Island County as part of this effort. I became quite familiar with relevant RCW's as we explored in detail State law and Island County regulations dealing with land use, zoning and growth management. The 1st three years of this effort involved working with County officials (often the commissioners) in formulating a Comp. Plan and the last 2 years dealt with the equally important task of formulating concrete regulations to turn these recorded visions into reality. We met with land use attorneys, went before the Wa. Growth Management Board 3 times and spent a lot of time researching how other areas had solved some of the more difficult issues encountered. We tried very hard for creative solutions to bridge the gap between the somewhat divided growth views in our Island community.
- 2) The **Freeland City Committee**. I was chairman of this effort for its initial two years. Our 1st goal was to identify a mechanism to achieve goals typical of the Freeland Vision 2025 Committee and Freeland Sub Area Plan. After deciding upon incorporation as the appropriate choice, we proceeded to:
 - Verify that incorporation was legal for Freeland
 - Verify that incorporation was appropriate for Freeland (financially and with people willing to serve in city government)
 - Accomplish incorporation by completing the necessary legal requirements including a city boundary, feasibility study and promotional and fund raising campaigns.

Through this effort I became very familiar with more State RCW's on land use and zoning and extensively studied ways to create an area that would fulfill the goals we hoped to achieve for the new city.

It's worth noting that the makeup of the City Committee was of individuals with a considerably different political philosophy than mine (unlike the Smart Growth Committee mentioned above) and

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I'd like to think that I've learned to bridge the gap, concentrate on common goals and compromise to move forward. In short, to be respectful of divergent opinions and backgrounds.

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- 3) **The Freeland Regulations Steering Committee.** I was an active member of this group from its inception in April 2009 until it disbanded in Aug 09. Our goal was to formulate land use regulations for the Business general and Business Village zoning areas within the newly designated Urban growth Area of Freeland. We certainly got into the nitty gritty of appropriate uses, building sizes, setbacks, parking, signage, building design, transportation & traffic, and even a tree ordinance. We were led by former planning director Jeff Tate and our membership represented diverse interests within the Freeland area. In trying to capture and codify the rural essence of Freeland, we studied regulations from numerous progressive areas such as Carmel, Woodinville and Eugene. We also explored current Island County regulations dealing with these subjects. I enjoyed every minute of this effort.
- 4) **Friends of Freeland.** I've been on the board here for 2+ years. We're the ones that saved 45 acres of wetland property for the public, accomplished the Main street beautification project this summer and tries to provide a focal point for folks concerned about progressive change in Freeland.
- 5) I've been involved in what I like to think of as venture capitalism for appropriate real estate development for 15 years and especially the last 5, when I retired from my day job as a software project manager. I'm very familiar with real estate transactions and the numerous nuances that often play a role in the buying, financing, selling and development of real estate. There is such a thing as responsible real estate development of course, and I believe that incentives can be a very productive means to accomplish worthwhile goals in the long run – not just restrictions.

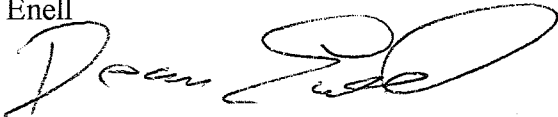
I've read the agendas of the Planning Commission for the last year or so and feel I can provide a positive and progressive influence. As a Northwest native I've experienced profound changes from the persistent growth the Puget Sound has experienced in numerous communities. Some areas grew in intelligent ways; others just became less attractive and livable. The differentiating ingredients seemed to be progressive planning and engaged citizenry within a responsive government. It would seem to me that we in Island County now have all these components in addition to some useful examples from surrounding, more developed areas. If anyone can get it right, we can. I'd like to see the planning commission work with our sometimes divided communities and take a more proactive stance that respects all sides and sets a course to achieve common goals. Hopefully my hard earned local institutional knowledge can help in such endeavors.

My working career involved using quantitative data to chart a course and make decisions - I'm comfortable and enthusiastic in such methods. I'm a licensed professional Engineer in Wash. and have a master's degree in business administration along with considerable community volunteer experience.

Perhaps the biggest challenges confronting the County in coming years will be the Freeland area, where I expect we'll see a sewer and a quantum leap in growth and change in the next few years. I've had considerable involvement here with visionary community efforts, business interests and community archivists that have tried to map a plan for Freeland's future – this should be helpful with these challenges. The planning commission is there to play a proactive role in providing direction and foresight throughout the county; I'd like to help.

Thanks for your consideration,

Dean Enell

A handwritten signature in black ink, appearing to read "Dean Enell". The signature is fluid and cursive, with the first name "Dean" written in a larger, more prominent script than the last name "Enell".