

Hat Island Community

Future of Hat Island

June 11, 2011

Future of Hat Island

- AKA “Hat Island 2020”
 - How long is the future?
 - For purposes of discussion – 10 years
- AKA “Hat Island or Marysville”
 - What are the alternatives?

What Do We Like About HI?

- Friendly
- Funky
- Beautiful
- Rural
- Relaxed
- Safe
- Not too many rules

Impacts of Growth

(Hat Island or Marysville)

- Lifestyle
- Congestion
- Strain on resources
- Water availability
- Security and crime
- More rules and regulations
- Increased staff, costs
- Marina parking
- Demand for more services

Current Status

- 974 lots
- 946 lots pay annual assessments (at least in theory)
- Approximately 725 theoretically buildable lots
- Currently 268 houses (water permits)
- Approved for 462 water connections
- Staff – 5 full time, 1 part time
- No security

Current Payments

(Excluding User Fees)

Annual Assessment	\$400
Marina Assessment 1*	\$290
Marina Assessment 2*	<u>\$290</u>
	\$780
Water Availability Charge**	\$150

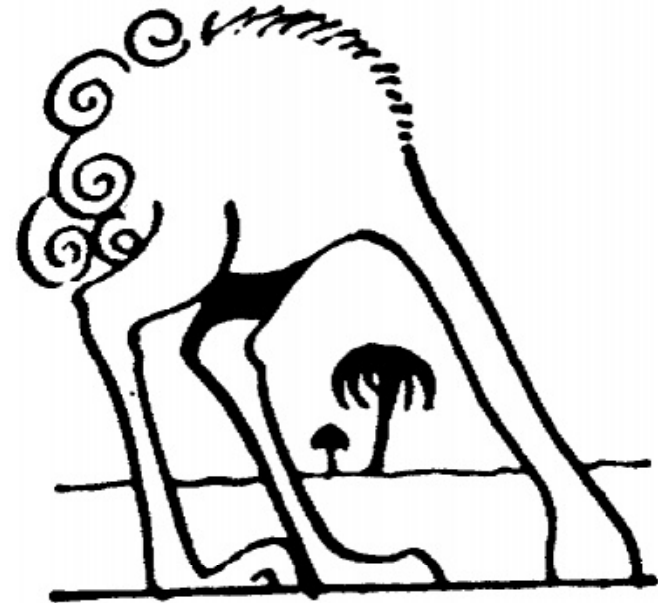
* Unless paid early

**Lots with water hookups

Controlling Growth – Plan A

Plan A – Do Nothing

- Assume that growth will take care of itself
- Continue to grow adding houses annually until the limit of 462 water permits is reached
- Additional water resources necessary for continued growth
- Growing population and discontent property owners who cannot build



Controlling Growth – Plan B

Plan B - Address Issues Now

- Find ways to reduce number of buildable lots
- Address cost impacts to all property owners
 - No such thing as a free lunch



Reducing Buildable Lots

- **Encourage Combining Lots**
 - Monetary Incentives
- **Encourage donating lots to HI**
- **Encourage donating lots to a Conservancy District**
- **Purchase of Lots by HI Community**

Future Growth - Comparison

	CURRENT STATUS	350 HOUSES	450 HOUSES
Total Available Lots	946	946	946
Developed Lots	268	350	450
Boater Lots	20	20	20
Double lots	121	250	250
Triple lots/Donated Lots	-	326	226
Total	946	946	946
HI Budget Assessment Revenues	\$378,400	\$450,000	\$550,000
Assessment per Lot	\$400	\$909	\$924

“Vision 2020”

- **What is your vision of HI in 2020?**
- **Examples**
 - Marina expansion finished
 - Marina parking resolved
 - Greenbelts
 - Open space

What's Next?

- **Community Input and Workshops**
- **Further legal investigation of alternatives**
- **Develop a revised plan for HI**
- **Keep Community fully involved and implement ideas**

Questions to Discuss

- What is your vision for HI in 2020?
- Should we start planning now for 10 years down the road?
- Is controlling growth something we want to do?
- Are the benefits worth the costs?
- Any other ideas for controlling growth?
- What else should we be considering?