





Island Sustainability Survey

PERIOD OVERVIEW BETWEEN
2016-10-16 - 2017-01-14

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Community Land Trust of Waldron Island

1. Do you support these approaches to our island's sustainability?



Option	Respondents	Percentage
 Yes	24	56 %
 It depends.	10	23 %
 No.	4	9 %
 I don't know yet.	5	12 %

Total	No.	Percentage
Respondents	43	100 %

Follow-up question to option: [Yes](#)

1.1. What do you feel will be important factors to make these ideas work?

Answer	Time
"A lot of frank discussion between both parties and a well written lease agreement."	2016-12-11 06:54
"A big factor is access to water."	2016-12-03 10:36
"1. People with either land or abilities will need to want to do it. 2. If I had land, I would not want to lease it away for a whole ten years and risk having the tenant make a mess on it. I would want to be able to boot them off if they were producing more trash & empty bottles than, say, vegetables (been there, done that, never again)."	2016-11-30 21:44
"Wondering about water etc for homes/ farming. What if a landowner wants out of the lease because farmers aren't taking care of the property, or circumstances change? 10 years seems like a long time."	2016-11-30 20:25
"1) Make sure that tiny houses and land leases do not violate the Waldron Comp plan in law or in spirit. 2) Make sure that tiny houses are actually safe for folks in terms of adequate sewage and potable water"	2016-11-30 17:55
"Some ideas: a sample of potential written lease agreements, given that each situation is different, but there are some common concerns that should be addressed. Identifying potential areas of conflict before they come up and addressing them in a written agreement."	2016-11-30 15:07
"A potential leaseholder would have to be vetted by the WCLT and the land holder. A careful lease would have to be drawn up agreeable to both parties."	2016-11-30 12:19
"Being compliant with County regs and sub-area plan."	2016-11-30 10:41

"I would say that the important factors are how much does the existing year round population want/value an influx of younger community members. Logistically, water is a resource"	2016-11-30 10:09
"Keep Waldron's current character, maintain obstacles to commercial development, but at the same time create an environment where the island can sustain itself socially and economically. In other words, try to keep"	2016-11-30 09:37
"Careful grooming of people interested. Whether our angel program each year depends very much on the experience and nature of the person joining our efforts. "Experience" is of course, a subjective call. Any kind of engineering the neighborhood is going to be dicey. Who's going to fit? We should perhaps start with those who have already done time on Waldron."	2016-11-30 07:18
"not sure, don't have enough detail but both seem like good ideas."	2016-11-30 03:41
"Each property and situation are unique. One reservation is that if this idea became widespread it would/could create some serious population issues that we have never had to face, mostly because we remain without ferry or island power. I would be open to considering this option for parts of my property on Waldron."	2016-11-29 21:25
"I believe the success of these efforts will ultimately depend on the specific arrangement developed between individuals. General guidelines or important considerations could be identified by CLT, but then adapted for each unique situation."	2016-11-29 21:02
"How dense of housing per land area would be allowed."	2016-11-29 19:15
"Communication, community cooperation, resourcefulness, thinking outside the box."	2016-11-29 18:56
"Willing lessors with appropriate land."	2016-11-29 18:46
"Viable agricultural plan primarily. Also, a satisfactory approach to "utilities" at any tiny home site."	2016-11-29 18:25
"Good personal relations between the individuals involved."	2016-11-29 18:15

"The young families might want to do an "apprenticeship" on one of the existing farms before they commit to a long term lease. Life on Waldron sounds really romantic & adventurous.... and then you get here....and find out just how hard it can be."

2016-11-29
18:05

Total	No.	Percentage
Respondents	20	100 %

Follow-up question to option: [It depends.](#)

1.2. What do you feel will be important factors to make these ideas work?

Answer

Time

"A thorough method of vetting intended individuals wanting to come to live and hopefully, work on the Island. This is the future population and community direction in question. It would be advisable to assure preserving certain qualities of life that we trust to have on Waldron and to have with our neighbors. Not to appear a xenophobe, or perhaps yes: with a small population as W, a few could easily affect the culture in many ways. Safety, harmony, respect for all and theirs, et al. Already I am stunned at the direction of our species. If there is any chance to preserve ourselves somewhere I'd like to protect that."

2017-01-05 09:25

"The ability to make a living and skills needed to live on Waldron"

2016-12-10 09:31

"Waldron is one of the nicest islands in the exotic San juans and it's no surprise that many people would love to live here if they could do so cheaply. Setting up a system to help people do this in volume could surely destroy our fine island with an influx of many people in the worst case scenario. And "the in path" to getting on, would risk blatant nepotism or worse, even with well defined criteria were used. Instead of this program was exclusively restricted to people would be farming the land for local sale or export, we could: (A) make sure that only industrious people were involved; (B) tie the persons situation on the island to said industriousness and objectively defined use the land; (C) and likely this would fix most legal loopholes, i.e. to focus this on bringing in people who can generate an income from the use of the land."

2016-12-04 08:34

"Sharing land can be very difficult. When it doesn't work, it wastes goodwill that could have been spent more effectively. Some kind of landlord/tenant training might help, and some kind of property management program might help."

2016-12-03 18:24

"I'm new, but I think that the key thing to creating"

2016-12-03 12:21

"Unusual levels of care, respect, and communication. Abiding by clear guidelines."

2016-11-30 14:43

"Island/ community wide discussions with safeguards to ensure sustainability and an improvement of the land. " 2016-11-30 07:16

"This is a two sided issue: Someone with ability and enthusiasm who wants to farm and has some resources has to be matched with a Waldron landowner who has land s/he is willing to "loan" to the potential potential farmer. If the potential farmer isn't dedicated enough to put the necessary work into the project, it could be a drain on the island's resources." 2016-11-29 18:32

"Accountability to the community in the long term and avoiding a situation where people come to be "curious" and then leave" 2016-11-29 18:24

Total	No.	Percentage
Respondents	9	100 %

Follow-up question to option: [No](#).

1.3. What's a better approach to ensuring our future sustainability?

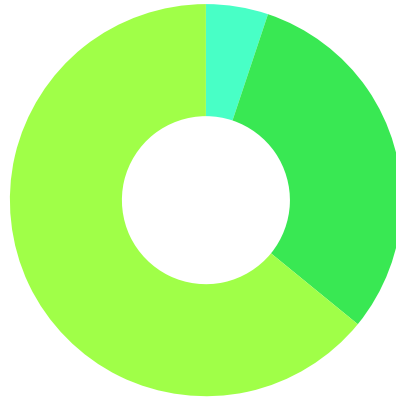
Answer	Time	
"Island-based industry utilizing forest products"	2016-11-30 11:30	
"The farm idea is not even rational. CLT promoting it and the idea of non permitted tiny houses may jeopardize their 501C3 status. If a person has to earn \$10,000 net from a patch of ground with no water, electricity, transportation, it will not happen. It is not the CLT's right to take over governing Waldron."	2016-11-30 08:01	
"People who want to rent or lease property to live on and /or farm should negotiate individually with land owners about it, as has always been done traditionally on Waldron. I do not think the WCM or the land trust should be involved in the process. As for the the tiny houses on wheels movement, it is an admirable way for people to create homes for themselves, but should not be used to circumnavigate housing density rules. There is nothing truly new about the concept: they are trailers renamed, often home built and aesthetically pleasing, but they are trailers none the less."	2016-11-30 03:46	
"What's wrong with how Waldron is? Why try to cram more people on it?"	2016-11-30 01:23	
Total	No.	Percentage
Respondents	4	100 %




Follow-up question to option: [I don't know yet.](#)

1.4. Tell us what information you'd like to have.

Answer	Time	
"How land and perspective residents are chosen."	2016-12-01 22:00	
"How would these new people support themselves? How would they access natural resources (water, wood for heating, etc.)? What would be the responsibility of the land owner?"	2016-12-01 14:33	
"Who in the Permit/Planning Department said that "tiny houses" were exempt from all permitting? Is this in writing? What are the specific provisions (any and all) in county code that address "tiny houses"? Isn't the use of any provision for temporary/seasonal housing for agricultural workers simply a subterfuge to try to address a supposed affordable housing issue on Waldron? Why couldn't it be used county-wide? Doesn't your proposal simply legitimize squatters? These answers should be immediately disseminated to everyone so everyone - including the county - has all of the facts."	2016-12-01 10:18	
"Who are these people you think are so itchy to move here ?"	2016-12-01 08:59	
"Since even tiny houses are for human habitation, shouldn't there be some requirements such as provisions for water and septic and gray water? What about in shoreline areas?"	2016-11-29 18:59	
Total	No.	Percentage
Respondents	5	100 %

2. Do you own land appropriate for any agricultural purposes that you might possibly be willing to lease, if a suitable arrangement could be made?



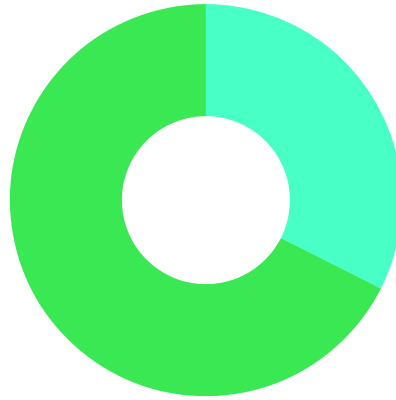
Option	Respondents	Percentage
 Yes.	2	5 %
 Not sure; possibly.	12	31 %
 No.	25	64 %
Total	No.	Percentage
Respondents	39	100 %



Follow-up question to option: [Yes.](#), [Not sure; possibly.](#)

2.1. Would you be willing to have a conversation in-person with a CLT board member or other committee member about your ideas on this subject?

Answer	Time	
"possibly"	2017-01-05 09:25	
"not yet -- we're in transition"	2016-12-12 19:44	
"yes"	2016-12-11 06:54	
"Surely."	2016-12-04 08:34	
"yes"	2016-12-03 11:50	
"Yes."	2016-11-30 17:55	
"Not sure I have any other ideas."	2016-11-30 15:07	
"Not at this time -"	2016-11-30 11:13	
"Yes."	2016-11-30 10:41	
"Yes. We are on a long road with this."	2016-11-30 07:18	
"Sure"	2016-11-30 07:16	
"Not at this time as my property is wet and densely wooded. It is a long ways from being able to support any level of farming although the land itself is adjacent to Bensel to the south so with a lot of clearing part of it could possibly be farmed. I believe the dry parts of the property have good soil potential."	2016-11-29 21:25	
Total	No.	Percentage
Respondents	12	100 %

3. Do you own land appropriate for parking a tiny house that you might possibly be willing to lease, if a suitable arrangement could be made?



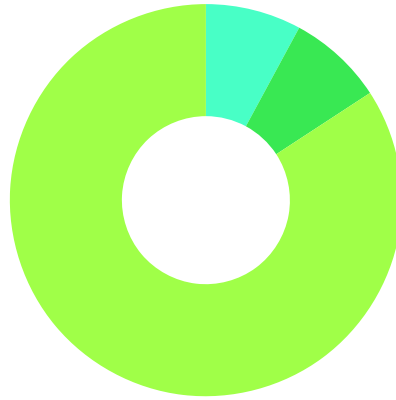
Option	Respondents	Percentage
 Yes.	12	32 %
 No.	25	68 %
Total	No.	Percentage
Respondents	37	100 %




Follow-up question to option: [Yes](#).

3.1. Would you be willing to have a conversation in-person with a CLT board member or other committee member about your ideas on this subject?

Answer	Time
"possibly"	2017-01-05 09:25
"not yet -- transitioning"	2016-12-12 19:44
"yes"	2016-12-11 06:54
"yes"	2016-12-05 09:42
"yes"	2016-12-03 11:50
"Yes, I would need more details."	2016-11-30 20:25
"yes"	2016-11-30 15:07
"Sure"	2016-11-30 14:43
"yes"	2016-11-30 10:41
"yes"	2016-11-30 07:18
"Yes"	2016-11-30 07:16
"At this time our land has a long way to go to consider this, but in the future it might be possible with the right people"	2016-11-29 18:24
Total	No. Percentage
Respondents	12 100 %

4. Would you personally be interested in leasing farm land or bringing a tiny house to live in on leased land?



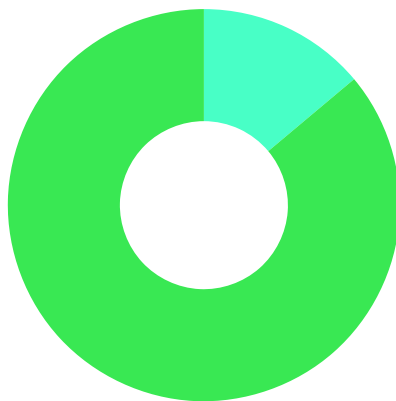
Option	Respondents	Percentage
 Yes.	3	8 %
 Maybe.	3	8 %
 No.	32	84 %
Total	No.	Percentage
Respondents	38	100 %



Follow-up question to option: [Yes., Maybe.](#)

4.1. Would you be willing to have a conversation in-person with a CLT board member or other committee member about your ideas on this subject?

Answer	Time
"Sure. My name is Joel Finch. My family and I live in Olympia. I/we have been visiting Waldron for 10+ years, and value our friendships there. We have often talked about potentially relocating, but it would require a "big life shift"."	2016-12-03 10:36
"See previous questions for my explanation as to why this would not be a current consideration but could be possible for the future with a series effort at clearing a site."	2016-11-29 21:25
"Yes"	2016-11-29 21:02
"Yes, of course."	2016-11-29 18:56
Total	No. Percentage
Respondents	4 100 %

5. Do you know somebody who is interested in this type of opportunity and who seems like they could make it work?



Option	Respondents	Percentage
 Yes.	5	14 %
 No.	31	86 %
Total	No.	Percentage
Respondents	36	100 %

Follow-up question to option: [Yes](#).



5.1. Would you be willing to share information with them or invite them into this ongoing conversation?

Answer	Time		
"they are already a part of the conversation"	2016-12-11 06:54		
"yes"	2016-11-30 07:18		
"Yes"	2016-11-30 07:16		
"I think so."	2016-11-29 21:02		
"Yes"	2016-11-29 18:56		
Total		No.	Percentage
Respondents		5	100 %

6. Who are you?

Answering this is optional, but it's obviously helpful if you'd like us to follow up with you. If you don't give your name here, your survey answers are anonymous.

Answer	Time
"Text"	2016-12-12 19:44
"Text"	2016-12-11 06:54
"Text"	2016-12-05 09:42
Text	2016-12-03 18:24
Text Text	2016-12-03 10:36
Text Text	2016-12-01 14:33
Text	2016-12-01 10:18
"Why does Waldron need to change ? I think we should protect the way it is ."	2016-12-01 08:59
Text	2016-11-30 20:25
Text	2016-11-30 17:55
Text"	2016-11-30 15:07
Text	2016-11-30 12:19
"anonymous"	2016-11-30 11:30
"anonymous"	2016-11-30 11:13

Text	2016-11-30 10:41
Text	2016-11-30 07:16
Text	2016-11-30 03:41
Text	2016-11-29 21:25
Text	2016-11-29 21:02
Text	2016-11-29 18:59
Text	2016-11-29 18:56
Text	2016-11-29 18:46
Text	2016-11-29 18:32
Text	2016-11-29 18:25
Text	2016-11-29 18:24
Text  	2016-11-29 18:15
Text	2016-11-29 18:05

Total	No.	Percentage
Respondents	27	100 %