

## Adam Zack

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**From:** Sundstrom, Paula <paula@sanjuanislands.com>  
**Sent:** Thursday, August 19, 2021 3:25 PM  
**To:** Comp Plan Update  
**Subject:** Comments re Proposed Annexation of Buck Property into Town

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TO: [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com)

FROM: Paula Sundstrom

DATE: August 19, 2021

RE: Urban Growth Area (UGA) Expansion Request Application 18-0016, Lampard Road Area  
Proposed Annexation of the Buck Property into the Town

We as a family are strongly against the proposed annexation of the Buck property into the Town. Our farm borders the Buck property on our eastern boundary. My sister and I share this farm that has been in our family since the 1950's, which we inherited shortly after our father Al Sundstrom passed in 2014.

Our main concern is how a town development will disrupt the flow of **water drainage** that runs across the Buck property onto ours, especially with the addition of impervious surfaces such as developments require. The majority of our land is lower than surrounding properties which has made us a prime candidate for all their runoff. There is a lot of history regarding how our property receives water runoff and how this has been increasing in areas over the years. Currently there are two culverts on Lampard Rd that flow across my sister's portion of the property, then there is a stream near the corner that feeds the pond, and when they rebuilt San Juan Valley Rd raising it significantly they piped runoff across my field which a few years ago literally blew a hole in my pond. Layer on the additions of the hospital, the new 15 lot subdivision by Saltwater Farm, the Country Village development... Bottom line is we just can't handle any more water!! My yard has become a sponge in the winter and there is no way for me to get to my house without changing to waterproof boots.

Steve Buck has already shown how interrupting the natural flow of water across his property adversely affects us. The pond he put in on his property was left leaking continuously onto our field for years, making a significant amount of our land unusable. Hay equipment got stuck in the field where there had never ever been a water issue before, damaging our fields and requiring us to hire an attorney. Even at that it took approximately 10 years for him to finally bother to resolve the situation which shows how little respect he has for his neighbors. Based on this first-hand experience we have no confidence or trust in him to do the right thing and take responsibility for any problems he creates for us, much less handling a development of this magnitude. This is a clear example of what to expect in the future when issues arise if his property is annexed for development and how we would be treated. I spoke with real estate attorney Stephanie O'Day and she said it's called water trespass and people sue over it.

We are designated **Agricultural Resource**. We have been continually downzoned from R2 to R5 to now R10, so it just doesn't make sense to be going in such an extreme opposite direction right next to us. It is never a good idea to have the town abut a working farm with livestock, bulls, etc. It is important to maintain a buffer between agricultural zoning and the town, which the current zoning of Rural Farm Forest provides.

The county has been wanting to protect the eco-system and this is an important part of that eco-system. The pond is a huge resource and bird sanctuary. We value the quality of life the island provides and see it slipping away. This would be one more nail in the coffin. The town will soon end on the frontline of San Juan Valley and this would be just one more step in that direction. All surrounding properties will lose the night sky, peace and quiet, and transition from town to county. In the application it speaks of a valley view as one of the benefits of this proposal; however, there are no guarantees as we will do whatever is necessary to protect our privacy.

We believe this location for town expansion to be a terrible idea. There are much better locations than this to expand the town where you won't have to deal with major water issues that go hand-in-hand with this location.