

Sophia Cassam

From: Kim and Debby <kim_debby@centurytel.net>
Sent: Monday, December 6, 2021 4:17 PM
To: Vacation Rental Comments
Cc: Dr. Megan Dethier; 'C. Drew Harvell'; 'Charles H Greene'; 'Gary & April Ford'
Subject: False Bay comments on VRs
Attachments: Land Use 21-0227 ^0 0229 Letter.pdf

You don't often get email from kim_debby@centurytel.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per November 30 Staff Report to December 7 SJC Council, attached are comments on pending VRs in the False Bay area.

With respect to issues contemplated in the Staff memo, applicants: Honeywell aka Orca Dreams, LLC have informed False Bay neighbors they are currently applying for VR permits (using a land use consultant) to “preserve future options for heirs to operate VRs should these be restricted in future”.

This seems an egregious abuse of county process and DCD staff resources as well as the spirit / intent of the VR code for RFF parcels. In other words, Honeywells seek a perpetual right to operate VRs adjacent to the False Bay Biological Preserve (zoned Natural), so long as their consultant files annual paperwork to satisfy VR regulations.

We object.

Kimbal Sundberg
Debra Clausen
1853 False Bay Drive

November 30, 2021

San Juan County--Department of Community Development (via email)

Re: Land Use Vacation Rental (VR) Permit Applications #21-0227 & 0229 Orca Dreams LLC

We are writing in opposition to the subject Vacation Rental Permits. Vacation Rentals are incompatible with maintaining our peaceful and quiet Rural Farm Forest (RFF) residential community along False Bay Drive. Moreover, the commercial tourism generated by Vacation Rentals is incompatible with protecting the False Bay Biological Preserve, located on tidelands abutting the subject tax parcels and owned/managed by the UW Friday Harbor Laboratories (FHL). Most of False Bay Biological Preserve is zoned Natural Shoreline. As per the Vacation Rental Application instructions, vacation rentals are not allowed adjacent to Natural Shoreline.*

VRs in our neighborhood generate the following impacts:

- VRs further increase vehicle traffic on False Bay Drive. False Bay Drive is a narrow, winding road with deep ditches, bluffs, and restricted sight lines used increasingly for walking and biking by local residents and visitors alike. Construction and service vehicle traffic along False Bay Drive to/from the extensive Orca Dreams development, and thru traffic between Cattle Pt. Road and Bailer Hill Road has significantly increased during the past decade. Much of this traffic exceeds the posted 25 mph limit resulting in neighbor complaints to Sheriff and Public Works. These complaints and concerns have gone largely unmitigated. There is no reason to believe the proposed VR 'rules' on obeying speed limits and other impacts to the neighborhood will be effective.
- VRs adjacent to the False Bay Biological Preserve have negative impacts on the protection and management of the False Bay Biological Preserve. Increasing numbers of people and dogs accessing the tidelands disturb intertidal organisms, marine mammals, and birds affecting the important research, education, and protection mission conducted by FHL.
- VRs in general exacerbate overcrowding on ferries and services supported by county residents (restaurants, emergency services, water, waste disposal, trails, beaches, parking areas, public access sites, open spaces). VRs attract more strangers and transient visitors, many of whom do not understand or care about neighborhood values and environmental ethics. VRs should not be a Provisional Use on every RFF zoned parcel, and in particular, not where neighbors object.

We understand the Honeywells have told others they applied for VR permits to "preserve their options" should VRs be restricted in the future. We do not believe this concern justifies granting VRs for vacant housing they constructed in their "family compound" that is more impactful to False Bay and the neighborhood than single family use.

In closing, we request a public hearing to further discuss the impacts of VRs in our False Bay neighborhood.

Thank you for the opportunity to comment.

Sincerely,

/SIGNED/

Kimbal Sundberg
Debra Clausen
1853 False Bay Drive

*The SJC Comprehensive Plan Maps incorrectly depict tidelands within the southern shoreline boundary of the False Bay Biological Preserve (FBBP). FBBP was previously zoned Natural Shoreline. Several years back we requested DCD to correct this discrepancy during comments on the Comp Plan revision. We again request DCD to apply consistent Natural Shoreline Zoning to the entirety of False Bay Biological Preserve.