

Sophia Cassam

From: Stren Lea <strenlea@yahoo.com>
Sent: Monday, August 15, 2022 3:08 PM
To: Comp Plan Update
Subject: Land Use Element: Rural Land Use - Proposed Plan Amendment 19-0003

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Dear San Juan County Planning Commission,

I am writing as a representative of the owners of a neighboring property that would be impacted by the proposed Comprehensive Map Plan Amendment 19-0003 if ratified.

We express our continued disagreement with the proposed Comprehensive Map Plan Amendment 19-0003 for the following reasons:

1. Per SJCC 18.90.030(F)(1)(a): The proposed re-designation harms neighboring property owners by increasing future density and suburbanization of the neighborhood.
2. Per SJCC 18.90.030(F)(1)(b): The existing location of the lot line is consistent with extending the centerline of the North-South Davis Bay roadway Southward to the shoreline. There are numerous instances of density lines not tracking roadways or parcel lines in the county and this line has been in place for over 20 years without incident. As an example, the neighboring parcel to the east, 241011-003-000, has a density split with no relation to any landform, roadway, zoning overlay, or parcel boundary.
3. Per SJCC 18.90.030(F)(1)(c): Both existing densities are commonly found in other RFF-designated areas.
4. Per SJCC 18.90.030(F)(1)(d): The change would create an enclave of privileged owners because they are getting some of their RFF density increased whereas other RFF-designated property owners are not.
5. Per SJCC 18.90.030(F)(1)(e): The impact of approving the proposed density line adjustment will set a precedent supporting a wave of requests from other San Juan County property owners with similarly drawn density lines seeking their own advantageous redrafts. The benefit of this proposed change accrues to the only current property owner.
6. Aesthetic views will be compromised by future development enabled by the increased density. We have already observed a gradual disappearance of tall forestation on the applicant's parcel along the creek in the past decade. There is now an opening in the tree line of approximately 150 feet enabling views of the proposed rezoning area.
7. Environmental impacts from increased density must be considered as the subject parcel abuts a creek and wetlands.

We seek to preserve the character, beauty, and environment of the neighborhood. We appreciate your consideration.

Sincerely,

Stren Lea
Member

Rocky R LLC