

Sophia Cassam

From: Michelle Sosin <miche2531@gmail.com>
Sent: Wednesday, August 17, 2022 1:28 PM
To: Comp Plan Update
Subject: Written Re-submittal of Comment for Comp Plan Hearing Aug 19th, 2022 - Request # 19-0003
Attachments: Comp Plan Comment July 12, 2020.pdf

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Hello San Juan County Staff,

Please include this written comment, dated July 2021, for the Comp Plan Public Hearing on August 19, 2022. We would like it to accompany our written comment dated Aug 17, 2022.

Thank you very much,
Michelle Sosin and Lanie McMullin
78 Wildwood Lane
Lopez Island, WA. 98261

July 14, 2021

To: Adam Zack
Department of Community Development
135 Rhone Street
PO Box 947
San Juan County, WA. 98250

RE: San Juan County Comprehensive Plan Update
Reference: Request #19-0003

Dear Adam and Staff,
Thank you for the opportunity to comment on the Comp Plan Request #19-0003, requesting a land use designation change.

We spoke with Marianne Karuza this morning to discuss the intent behind their request. As the Application states and she reports, they are trying to clean up the discrepancy of two zonings, for the future, though they have no plans to develop the property currently. In short, they are reserving their right to create two parcels in the future.

ISSUE-Density Zoning 'Correction':

This parcel has been in agricultural use for many years. The split zoning of this tax parcel may seem like a simple correction of a "demonstrable error", but the 1 DU/20 acre land use designation is appropriate for the agricultural nature of this parcel. The 1DU/20 acre zoning has additionally served to protect the riparian zone, water shed and creek that is the eastern property line and it has served to prohibit more density near critical and sensitive areas.

The Staff recommendation to approve this request (Table 18.A Analysis of SJCC 18.90.030 (F), page 65 of June 4th meeting) suggests that approval of this amendment serves to;

(F)(1)(a) -clarify density

Response- Changing the zoning will double the developable area on this parcel for future years.

(F)(1)(b) -Warrants a change due to error,

Response- 1 DU/ 20 acres is appropriate for agricultural purposes and is not an error

(F)(1)(c) - Would not increase the maximum density,

Response- Changing the zoning will double the developable area on this parcel for future years.

(F)(1)(d) - Would not create an 'enclave' of property owners enjoying greater privilege,

Response- If the request is granted, additional agricultural property in the vicinity may in the future, also seek to enjoy a similar zoning change of 1 DU/ 5 acres. As this is the underlying rationale for seeking this request is to match contiguous zoning to the west.

(F)(1)(e) - No adverse impacts are expected from adjusting the density boundary,

Response- Future adverse impacts are addressed below.

Additionally, the Staff recommendation does not include corrections to the split density zoning on the any other tax parcels in the vicinity, or does it address the southern fragment of 1DU/5 acres east of the creek/ravine (Map 18)

The recommendation for approval appears to be preferential to this specific request and not part of a comprehensive process to amend or adjust all zoning aberrations.

ISSUE-Adverse Impacts:

1) Water Inundation

The application claims in #5 that” This re-designation amendment will not result in any detriment to property owners in the vicinity”.

Response- In the past few years we have experienced a tremendous increase in surface water run-off and ground water intrusion during winter months. Our property sits at the base of this watershed and is adversely impacted by the effects of increased rainfall, increased surface water run-off and groundwater inundation. We are adversely impacted by any tree removal or land development upland. In our case, upland slopes include property to the north, to the northwest and west. The road surfaces of Skid Road and Wildwood Lane send an enormous water collection directly downhill and onto our property. Skid Road currently has only 1 water management culvert along its length, Wildwood has only a small swale to direct water to the east. This flow is deposited directly up hill of our property on both our north and west property lines.

Any future development of property on upland areas will exacerbate this issue.

We are very concerned about future water inundation because we have already experienced flooding of our septic infrastructure and a close call with surface water nearing the front door of our residence in December 2020.

Again, we appreciate the opportunity to comment and hope that Staff will not view this request as a simple, straightforward corrective matter, but one that will set the stage for future development and its related adverse impacts to surrounding properties.

Thank you,
Michelle Sosin and Lanie McMullin
78 & 62 Wildwood Lane
Lopez Island, WA. 98261
206-484-9812