

Sophia Cassam

From: HECKELE, MARK W. <mark@lawyersanjuan.com>
Sent: Friday, August 19, 2022 9:27 AM
To: Sophia Cassam
Cc: CJ Dorland
Subject: Re: [INFO] RE: [INFO] RE: Planning Commission Comprehensive Plan Update Official Maps Public Hearing: August 19, 2022
Attachments: 210420 Dorland email to A. Zack.pdf

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Sophia:

As you may know, our firm represents CJ Dorland, a neighboring landowner to the Orcas Vision Preserve, LLC's land (Request No. 20-0002). On behalf of Mr. Dorland, attached please find a copy of the e-mail he sent to Adam Zack back on April 20, 2021, which we just wanted to resubmit (it should already be part of the record) for the public comment portion of today's hearing on the Comprehensive Plan Update Official Maps.

Best regards,

Mark W. Heckeles

Managing Partner



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Mark W Heckeke <mark@reallawtucson.com>

Fwd: [INFO] Fwd: Comments for Request Number: 20-0004

1 message

HECKELE, MARK W. <mark@lawyersanjuan.com>
To: Mark W Heckeke <mark@reallawtucson.com>

Fri, Aug 19, 2022 at 9:22 AM

Mark W. Heckeke

Managing Partner



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From: CJ Dorland <cdorland@indemotorsports.com>
Date: April 20, 2021 at 9:45:17 AM MST
To: adamz@sanjuanco.com
Cc: Dad <graham@indemotorsports.com>, CJ Dorland <cdorland@indemotorsports.com>
Subject: **Comments for Request Number: 20-0004**

Comments for Request Number: 20-0004

My name is CJ Dorland and I am the beneficiary of the Christopher J Dorland Trust which owns a nearby home to the above referenced request number located on TPN: 261731002000 with home address of 270 Perseverance Lane. Thank you for mailing me the proposed County Comprehensive Plan update and request for a land use designation change submitted by my neighbor. Below are my comments and questions regarding this proposed change:

1. Applicant submitted a request form that is not complete. There are numerous unanswered questions and missing attachments. I do not understand how the San Juan County Department of Community Development can legally recommend approval of an invalid request form from the owner. Please explain?
2. The application clearly states that TPN 261734001000: "The large parcel currently designated RFF is a dense forest with minimal access to roads and utilities. It would benefit from being preserved as a forest". I fully agree that this particular parcel is not suitable for any affordable housing and should be preserved as a forest. This parcel should be removed from consideration to accommodate affordable housing as part of this request.
3. In a recent conversation with owner's representative, Alison Kartiganer, it was stated by her that the owner has no interest in building affordable housing on TPN 261732001000 because it has existing structures, a pond, and gardens that make it undesirable to build affordable housing there. This parcel should also be removed from consideration to accommodate affordable housing as part of this request.

4. Applicant states in question 6 on the request form, "We cannot think of adverse impacts of the change." No benefits were listed but there are obvious significant adverse affects that are created by any new housing development such as the following: Increased traffic and significant impacts on Deer Harbor Rd. as well as interior roads, adverse affect on the water table for all nearby properties on a well system, increased noise and light pollution, increased use of public services, which are already very limited in the Deer Harbor area, impact on local schools, and increased drainage runoff. The accumulative affect of all these impacts will adversely affect the property values and quiet enjoyment of nearby property owners like me.
5. I fully understand the need and desire for more affordable housing on Orcas Island but this proposed amendment for these parcels is an overreach with approx 110 acres under consideration to accommodate affordable housing in a remote and rural area. It is not compatible with historical and existing land uses of any of the surrounding properties. I would be agreeable to affordable housing on TPN's 261723002000 and 261723001000 but would ask the Community Development Department to require, as a condition of approval, an environmental impact report, 100 year assured water supply, mitigation measures for impacts caused by traffic, drainage, noise, and light pollution. I would also like to ask the Community Development Department to require, as a condition of approval, 100% of all neighbors within a 5 mile radius approve the proposed affordable housing development for these 2 parcels once a master development plan and all required studies have been completed and properly submitted.

Thank you for your time and consideration. I can be reached at (818) 620-3938 or cdorland@indemotorsports.com should you have any questions or would like further feedback.

CJ DORLAND

President

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