

## 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 *Updated 9/15/22*

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!!

*You need to look at the water drainage situation across our farm before you even think about annexing the Buck property into the Town. We've already had water issues at the current level of development - to the point where we had to hire an attorney. Also there are the limited Town resources to be considered.*

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 about 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.