

## Comments for San Juan

<http://www.sanjuanco.com/1079/Comprehensive-Plan-Update>

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Comments	Address	Lat	Lng	Category	Flagged for removal	Relationship to Region	
						San Juan Resident	San Juan Employee
<b>This place is unique. Something of a closed community, where nobody's a stranger, except those who show up out of curiosity.</b>	<b>Mountain Road, Eastsound 98245</b>	<b>48.698666</b>	<b>-123.019409</b>	<b>Land Use</b>	<b>11</b>		<b>TRUE</b>
The forested tract adjacent to the Alder Cottages is a wetland but was improperly designated as a construction site in 2006. This needs review. It is an important stormwater drainage basin.	Adjacent parcel (Eastsound swale) Bright Water Lane, Eastsound 98245	48.696423	-122.910713	Natural Resources	0	TRUE	
The Service/Light Industrial zoning along the length of the east side of Seaview Street from Mt. Baker Road should be rezoned from Service/Light Industrial as it is in fact densely residential, including OPAL's first affordable homes neighborhood, OPAL Commons	Seaview Street, Eastsound 98245	48.704536	-122.914581	Land Use	0	TRUE	
I have heard comments on Lopez that we do not have enough land within the UGA to build homes for those who can't purchase or rent on the open (tight) market. I await the land analysis but if it shows that indeed Lopez UGA does not have adequate land to meet the needs in the next 20 years, and if we need to access the UGA Reserve Lands, I want to suggest that we require some deed restrictions or other methods to assure that homes remain affordable in perpetuity. We cannot build our way out of this housing situation. If we want homes that are affordable to a diverse population we have to be intentional. That means creating clear policy and clear incentives. Otherwise, we run the risk of uncontrolled growth and will create an unsustainable community. Sincerely, Sandy Bishop, Lopez Island	Lopez UGA	48.524269	-122.913162	Housing	0	TRUE	
The zoning should be changed from Service Light Industrial to residential since everything else on Seaview Ave is residential.	Lot 11, Aeroview Subdivision on Seaview Ave, Eastsound	48.696655	-122.906105	Land Use	0	TRUE	
<b>Beware of calls to increase residential densities within the UGA...consider the consequences...the pleasant little cluster of homes west of the Senior Center is but 7 homes/acre, a density which, on a larger scale, would reduce to perhaps 4 homes/acre when desirable open-space buffering between clusters.</b>	<b>A Street, Friday Harbor 98250</b>	<b>48.696655</b>	<b>-122.906105</b>	<b>Housing</b>	<b>1</b>	<b>TRUE</b>	<b>TRUE</b>
change from service light industrial to residential along seaview since the neighborhood is primarily residential. look for more appropriate areas to zone service light industrial. give preference to service light industrial businesses with a green footprint.	Seaview Dr., San Juan Island	48.705891	-122.910103	Housing	0		TRUE
The Service/Light Industrial zoning around the area of Seaview St. and Blanchard and Mt. Baker Road should be rezoned from Service/Light Industrial as it is in fact densely residential, including many homes with young families, and Opal Commons, an OPAL CLT neighborhood.	Blanchard Road, Eastsound 98245	48.705589	-122.916519	Land Use	0	TRUE	
The annexed land (UGA) for Friday Harbor was a wise and forward thinking decision. However, the acreage designated for affordable housing must be "forever affordable" no matter who develops it. The County and Town must funnel taxes and other revenue in an intentional partnership with the non-profit Community Home Trust in order to build the hundreds of houses necessary to meet the long standing need. This is an essential element in community sustainability and economic diversification.	UGA Friday Harbor	48.534267	-123.01712	Housing	0	TRUE	
The Port of Friday Harbor needs to step up efforts to attract small, tech or light manufacturing businesses to employ residents using airport and port lands. There must be small companies that would relocate to our island with the right incentives. We desperately need good year around jobs that pay reasonably well and the private sector cannot (and has generally failed ) do that .	Friday Harbor Airport and Port	48.524826	-123.026184	Economics	0	TRUE	
<b>The most valued pasture and arable farm lands are being parceled out through residential development. Much of this area is designated rural ag lands (or should be) yet more disappears every year. The County through the Land Bank should be purchasing far more ag acreage and parcels for local ag production and young farmers who cannot afford the absurd market land values we have.</b>	<b>False Bay Drive, Friday Harbor 98250</b>	<b>48.490654</b>	<b>-123.067955</b>	<b>Natural Resources</b>	<b>1</b>	<b>TRUE</b>	
The Share the Road signs are great but not good enough. The County has recently torn up and resurfaced a lot of roadway leading into Friday Harbo. White line should be added with bike symbols to create a 3 or 4 foot wide bike lane from the fog line right into town to make rights and responsibilities clear and evident to all who use the roadways.	2801 West Valley Road, Friday Harbor 98250	48.570866	-123.139069	Transportation	0	TRUE	
The reconstruction of the Snug Harbor Marina has taken far too long in the planning/permit phase. I'm all for public comment and environmental review but this has been punitive and beyond costly while creosote and styrofoam are released daily into the environment. Is there a way to streamline this workflow to allow public input, environmental review AND a reasonable timeline?	Mitchell Bay Rd, Friday Harbor 98250	48.570755	-123.168114	Land Use	0	TRUE	TRUE

I am in favor of changing the zoning along the east side of Seaview Street from Service Light Industrial to a designation more in keeping with the densely residential character of the neighborhood. This area includes Opal Commons, andj many other family homes, including mine.	Seaview St., Eastsound 98245	48.705334	-122.914909	Land Use	0	TRUE
I would also like to strike fuel storage as an allowable use from the use table of the Eastsound Subarea / County Comprehensive Plan.						
move county services to county property at Port Stanley Road and sell property where they now are..big profit in end and the environmental issues at old dump resolved..	Port Stanley Road, Lopez Island 98261	48.524269	-122.913162	Land Use	0	TRUE
With the push for economic growth and affordable housing set to transform our rural island way of life, I would hope the county would instead insist on preserving the integrity of what makes the island so beautiful. Downzoning from R5 to at a minimum of R20 would at least help keep the agricultural feel of outlying county properties and keep us from turning the island into a suburban landscape. The focus should be to preserve our limited natural resources and set aside as much land as possible in conservation.	San Juan Island, WA	48.611805	-122.960258	Housing	0	TRUE TRUE
Community Treasures' property has land-use designation issues, but it is an important business for the community. The inconsistencies in our land-use designations should not impede this business. And they should not be required to file additional applications and fees for poor land use designations all around the Island.	Friday Harbor 98250	48.595257	-123.111656	Economics	0	TRUE
Please limit the number of vacation rentals in the neighborhood. This could help preserve our character and conserve shared water units.	Friday Harbor 98250	48.542667	-123.069466	Economics	0	TRUE
What is going on with the development of Missing Mountain Road? With the housing developments planned in the area we need an alternate route to town to move the traffic off Warbass Way. This 10 year old project seems to drop off the radar when people propose alternate routes. Is this connector road holding up the development of affordable housing in the area? If so we need to prioritize it.	Warbass Way, WA	48.534279	-123.011459	Transportation	0	TRUE
We need increased street safety for pedestrians on Pear Point road. The connector road being planned is going to increase traffic on Pear Point, which is going to negatively impact pedestrians and cyclists on the street.	Pear Point Rd, WA	48.524147	-122.973747	Transportation	0	TRUE
I'm not sure why we treat vacation rentals as residential rather than commercial. These vacation rentals are like living next to a business operation. Some of the corporate-owned rentals clash with the character of the community. Can we limit the number of corporate owned rentals?	Orcas Island, WA	48.632614	-122.954865	Economics	0	TRUE
In the rush to "solve" the housing crisis, we've lost track of a key component of the vacation rental dialog: there are a number of working class, year round island families who are renting out rooms or small cabins and it's letting them stay in the islands. No one wants to see properties bought just to be rentals, owned by corporations or long distance landlords, but we should look at regulations similar to Bellingham, Portland, and other places that allow people to rent space in their primary residence out for transient accomodation, so long as they don't exceed 90 nights a year or something along those lines.	Deer Harbor, Eastsound 98245	48.630798	-123.00293	Housing	0	TRUE
There's an enormous amount of property on County tax rolls that is not being assessed full valuation due to being in open space, ag land, forest, or some other designation.						
If the public is going to in essence subsidize these tax breaks for (primarily) wealthy land owners, the land should be required to be open to the public. Maybe only on a limited basis (every Sunday perhaps). This would A.) provide more public open space, and B.) make this common tax dodge a bit less appealing to the landed gentry of SJC.	Lopez Island 98261	48.497227	-122.89856	Natural Resources	2	TRUE
How about those new houses!	Eastsound 98245	48.696442	-122.905632	Housing	1	TRUE
non permitted dog shelter operating at 96 Navigator Ln. too close to private homes with dog barking and traffic noise. There has been no code enforcement by the county, it is contrary to the mission statement sworn to by county employees. It has affected our quality of life for years.	84 Navigator Lane, Friday Harbor 98250	48.526539	-122.981522	Land Use	0	TRUE
A dog kennel/animal shelter/business, is operating in a house. The SJC code prohibits this business in RFF zoning, no permit. Business is also located too close to adjoining properties. SJC code states, not within 100 feet, it is much closer. Daily customer dog barking, caravans of customer vehicles on short dead end road during dog pick ups and drop offs. Speeding customer vehicles. Nearly 600 vehicle trips on Navigator Ln monthly to and from business. Loss of privacy, quietness, quality of life. There has been no code enforcement at all for years in spite of constant requests from adjoining neighbor's. SJC is allowing business to grow? SJC has moved commercial zoning to our once quiet and peaceful RFF zoned, dog business, customer vehicle free neighborhood then stonewalled us. The very reason that we moved here (peace, quiet, privacy, quality of life) is being stolen from us daily. This dog business has to be located away from our homes and lives. The SJC codes are supposed to protect its citizens but they have to be enforced. The SJC mission statement is being decimated in our neighborhood.	Navigator Ln, Friday Harbor 98250	48.529755	-122.985138	Land Use	0	TRUE

A lot of vehicles drive at high speeds in this stretch of road, perhaps a small speed bump to slow them down.	Turn Point Road, Friday Harbor 98250	48.528362	-122.981598	General	0	TRUE	
The Residential character of this street is inappropriately scathed by the addition of industrial uses moving in without due traffic considerations. Industrial uses should be accessed by alternate traffic routes than the road that serves tricycle bicycle and wheel chair patterns. And, by no means does bulk fuel "over 2000 gal belong anywhere near.	Seaview Street, Eastsound 98245	48.705334	-122.914909	Land Use	0	TRUE	
Taproot Kitchen shared-use food processing facility to add value to locally grown agricultural products and create jobs marketing and handling shelf-ready processed foods.	1008 Dill Road	48.496105	-122.902611	Economics	0		TRUE
We need to start creating legal avenues and incentives to use water catchment and pond water for both home and agricultural uses. We dont know how much water us under the ground, but we do know that salt water intrusion in wells is a real thing and that we are facing a changing climate. We cannot depend on ground water alone to support us.	Lopez Island	48.480888	-122.901306	Natural Resources	0	TRUE	TRUE
Excessive vehicle traffic to and from Dog business. Nearly hit three times by speeding cars. Lots of barking. Contacted code enforcement regarding improper business zoning and was ignored. Severe loss of peace and quiet. County does not care.	Kansas Cove, Friday Harbor	48.526089	-122.980942	Land Use	0	TRUE	
Time to start routing traffic up Harrison St.	Harrison St, Friday Harbor	48.532433	-123.00602	Transportation	0	TRUE	
Please do not allow buildings in downtown Eastsound to be built to three stories, especially on lots facing Main Street, Prune Alley and North Beach Road. Tall buildings in town would ruin Eastsound and would prevent views of the surrounding hills and the water itself. We should encourage taller buildings outside of these central streets where they will not block views. Thank you	1 North Beach Road	48.696442	-122.905632	Land Use	0	TRUE	FALSE
Proposed 'Connector Road', will create a dangerous new intersection on a very tight and blind corner where it intersects Pear Point Road just east of Island Rec Parking lot at the sand pit. Road new road connection should NOT connect on the corner. A redesign is necessary.		48.521244	-123.00338	Transportation	0	TRUE	FALSE