



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

April 7, 2021

STATE OF WASHINGTON PARKS & RECREATION ATTN: Real Estate Program
PO BOX 42650
OLYMPIA, WA 98504-2650

RE: Land Use Review Request Designation Change for TPN: 173533001000 Request Number: 20-0002

Dear STATE OF WASHINGTON PARKS & RECREATION ATTN: Real Estate Program:

This letter is regarding the submitted request for land use review during the County Comprehensive Plan update for TPN 173533001000. This request for a land use designation change was submitted by the property owner. You are being notified because your property is near the requested change. Map 1 shows the parcel and Table 1 provides a summary of the request and link to their submitted application.

A full explanation of the proposal and the staff recommendation is provided on page 47 of the *Natural Resource Land Designation Review Phase One and Two Results (Report)*. The *Report* provides the staff recommendation for the submitted requests. You can find the *Report* posted online at: <https://www.sanjuanco.com/DocumentCenter/View/22652/>

You can comment on the proposal in the following ways:

- **Written Comments:** send written comments to compplancomments@sanjuanco.com, and
- **In-Person:** The Planning Commission takes public comments during public access time at each meeting. The Planning Commission meets the third Friday of each month at 8:30 AM. The Planning Commission agenda is posted at: <https://www.sanjuanco.com/589/Planning-Commission>. These meetings are held virtually. The agenda includes information on how to join the virtual meeting.

Department of Community Development staff will let you know as additional public meetings are scheduled in the coming months. Please contact me if you have any questions about how you can provide comments during the Comprehensive Plan update process. My email address is adamz@sanjuanco.com. My direct phone line is 360-370-7580.

Sincerely,

Adam Zack
Planner III
Department of Community Development
San Juan County, WA
360-370-7580
adamz@sanjuanco.com

Table 1. Request 20-0002 Summary.

Request Number	Island	TPN	Address	Applicant Name
20-0002	Orcas	173533001000	493 Winter Falls Ln	Sherri Pierson

Summary of Request

De-designate TPN 173533001000 from Forest Resource (FOR) to Rural Farm Forest (RFF).

This five-acre parcel has a maximum density of 1 du/20 acres. The parcel is currently developed with a single-family residence but is heavily forested as are all surrounding properties. Moran State Park is to the West. The parcels to the South and East also have residential development.

No change in density was requested, however re-designation to RFF might result in an increase in density. Most RFF areas have a density between 1 du/5 acres and 1 du/15 acres. Four parcels south of the subject property are all approximately 5 acres each.

There is no RFF designation abutting this property, surrounding designations are FOR and Conservancy.

Surrounding Land Uses and Designations

North: Undeveloped, FOR

South: Residential, FOR

East: Residential, FOR

West: Moran State Park, Conservancy

Link to Request: <https://www.sanjuanco.com/DocumentCenter/View/20039>

Map 1. Request 20-0002.





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ROBERT T KEEL
1623 GALA CT
BELLINGHAM, WA 98226-9463

RE: Land Use Review Request Designation Change for TPN: 173533001000 Request Number: 20-0002

Dear ROBERT T KEEL:

This letter is regarding the submitted request for land use review during the County Comprehensive Plan update for TPN 173533001000. This request for a land use designation change was submitted by the property owner. You are being notified because your property is near the requested change. Map 1 shows the parcel and Table 1 provides a summary of the request and link to their submitted application.

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JOHN W SPARKS & ANDREA E BARNES
2138 N 52ND ST
SEATTLE, WA 98103-6218

RE: Land Use Review Request Designation Change for TPN: 173533001000 Request Number: 20-0002

Dear JOHN W SPARKS & ANDREA E BARNES:

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CARL L DECKER
2448 YEW STREET ROAD
BELLINGHAM, WA 98229-6802

RE: Land Use Review Request Designation Change for TPN: 173533001000 Request Number: 20-0002

Dear CARL L DECKER:

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THOMAS E KEEL, LESTER W KEEL, MARGARET E KEEL-COONS AS A LIFE ESTATE
PO BOX 1783
EASTSOUND, WA 98245-1783

RE: Land Use Review Request Designation Change for TPN: 173533001000 Request Number: 20-0002

Dear THOMAS E KEEL, LESTER W KEEL, MARGARET E KEEL-COONS AS A LIFE ESTATE:

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