



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: March 15, 2022

TO: San Juan County Planning Commission

FROM: Sophia Cassam, Planner II

SUBJECT: Comprehensive Plan Public Comments Regarding Land Use Review Request 22-0001

MEETING: March 18, 2022

ATTACHMENTS: A. Dexter Comment Regarding Request 22-0001
B. Dixon Comment Regarding Request 22-0001

PURPOSE: Transmittal of written public comments for the March 18, 2022, Planning Commission meeting regarding Land Use Review Request 22-0001.

Sophia Cassam

From: EMILY M DEXTER <emdexter@comcast.net>
Sent: Monday, March 7, 2022 8:30 PM
To: Sophia Cassam
Subject: RE: Land Use Review Parcel 141855001000 & 141880005000 Request # 22-0001

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Sophia,

Many thanks for your thorough response....I've reviews the land use table for RR and RI....it's rather intimidating in the possible permitted uses for RI relative to RR....but the change appears to be consistent w/the current use of the property. My major comment given what I've read is that this is a large piece of property and it seems a shame that all of it is needed for RI uses, and some of it can not be designated for more pubic use such as a park or other public area. I know many years ago the County had planned to make the area a park w/ball fields and other public amenities; plans were developed and circulated to neighbors, but it never happened. I imagine lack of funding prevented the plan from ever moving forward.

I would be grateful to have my comments, including those above, submitted to the Planning Commission before their 3/18 meeting.

Thank you very much.

Emily Dexter
246 MacKaye Harbor Road
206-388-6877 cell
360-468-2144 landline

On 03/04/2022 2:24 PM Sophia Cassam <sophiac@sanjuanco.com> wrote:

Hello Emily,

Thank you for reaching out with your comments and questions about land use review request 22-0001.

The table in [San Juan County Code 18.30.040 Land use table – Rural, resource, and special land use designations](#) shows the allowed uses for rural land use designations. See the Rural Residential (RR) and Rural Industrial (RI) columns to compare what the current and proposed land use designations allow.

I reached out to the Public Works project engineer for this request to find out about contemplated uses at this site. They said that Public Works does not have plans to change the uses of the parcels. Public Works intends to continue to use the parcels for the storage of materials and for maintenance and construction staging.

Public Works says these parcels will always be accessible to the public. Norman Rd is a public road. And the dock, boat launch, and shoreline will continue to be for public enjoyment.

You asked about the reference to “water” to the south in list the land use designations and uses of surrounding parcels. Since parcel 141880005000 is a shoreline parcel and there is no parcel south of it, I used the term, “water,” to explain what is south of the parcel. Other words that could have been used are “Salish Sea,” “ocean,” and “shore.” There is no water source at the dock or boat launch area. Sorry for the confusion!

Planning Commission meetings are recorded and available on the County website here: <https://www.sanjuanco.com/971/Planning-Commission-Meeting-Video>. You are also invited to submit a comment letter to the Planning Commission before the 3/18 meeting. If you would like me to share your 2/20/22 email with the Planning Commission, please let me know and I will do so.

Best,

Sophia

Sophia Cassam, Planner II - Direct Line (360) 370-7589

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From: EMILY M DEXTER <emdexter@comcast.net>

Sent: Sunday, February 20, 2022 8:56 PM

To: Comp Plan Update <compplancomments@sanjuanco.com>

Subject: Re: Land Use Review Parcel 141855001000 & 141880005000 Request # 22-0001

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Dear Ms Cassam;

I am a contiguous property owner to the above referenced parcels. My property adjoins the county property at the southern waterfront boundary. I have a cabin on the bluff directly above the boat launch ramp. I fully support the continuing and perpetual use of the upland property for use by the Public Works Dept. Over many years I've enjoyed watching the gravel barges unload gravel...it's a masterful operation. Public Works has been a very respectful neighbor - they keep the gravel area neat and tidy. I understand other neighbors have had noise complaints of rock crushing, etc so I would expect this change of use would include restrictions on when these operations take place, duration, and decimal limits...so as to be a good neighbor to those living close by. It would be helpful if these conditions as well as others were communicated in the future public hearings noted in your letter. This is a large parcel of property and very little of it is currently being used. Your letter says the designation change is 'critical to Public Works' long-term success'. What specific critical uses will be allowed that is not currently allowed? What potential changes are contemplated?

My interests in writing is also to insure that the boat launch area remains available to the public and that it is not negatively impacted by the proposed change in land designation. Locals often congregate there to enjoy the sunny southern exposure. The boat launch is popular with crab fishers and kayakers. It's been a huge help to have a porta-potty. It would be a shame if these very modest improvements were impacted. It would be helpful to know what changes, if any, could occur to this specific area as a result of the land use change. Your letter indicated there was 'water, county dock and boat launch'...implying it was separate from the rest of the property. Also, I'm not aware of any water source at the county dock or boat launch area and would appreciate an explanation on why this was noted.

Thank you very much for your letter....I will look forward to further public hearings on this proposed change. I am unable to attend the March 18th meeting but am wondering if the meetings are recorded so I could listen at a later time?

Emily Dexter

206-388-6877 cell

Sophia Cassam

From: Tom Dixon <tom@fksdo.com>
Sent: Thursday, February 24, 2022 3:18 PM
To: Sophia Cassam
Cc: 'larrydegroen@comcast.net'
Subject: Request No. 22-001

You don't often get email from tom@fksdo.com. [Learn why this is important](#)

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Ms. Cassam:

I am the owner of the property immediately adjacent to the south and the east of the County-owned property that is the subject of the above-referenced Request. Needless to say, we are not thrilled at the prospect of 20 acres of industrial use adjacent to our residence.

Can you please let me know what uses are contemplated for this site, and where within the site those uses will be located? I fear that once this site is zoned industrial there will be no way to stop any number of incompatible uses.

Thank you.

Tom Dixon

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