

## Sophia Cassam

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**From:** Sherri Pierson <orcashomemanagement@gmail.com>  
**Sent:** Thursday, July 21, 2022 6:36 AM  
**To:** Comp Plan Update; adamz@sanjuanco.com; Sophia Cassam  
**Subject:** Re: Request # 20-0002 Land Use Analysis Comment, Land Use Designation Change Request  
**Attachments:** July 2022, Doc 1.pdf; Notice Of Public Hearing. LandUse Re-designation.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sophia,

I just received a postcard about the Comprehensive Plan Map Changes Public Hearing on August 19, 2022. I would like to write in my comments and appreciation for the Planning Commission's recommendation on my Request 20-0002 to change the LandUse designation from Forest Resource to Rural Farm and Forest (see Summary of Request below).

### Public Comment

To the San Juan County Planning Commission,

I appreciate the time and consideration of my Request 20-0002 to Re-designate my property TPN 173533001000 from Forest Resource (FR) to Rural Farm and Forest (RFF). Specifically, I would like to voice my support for the Preliminary Planning Commission Recommendation from May 21, 2021.

**Preliminary Planning Commission Recommendation: On May 21, 2021, the Planning Commission made a preliminary recommendation for this request. Their preliminary recommendation was to change the Land Use designation on the subject parcel and the four 5-acre parcels to Rural Farm and Forest (RFF) from Forest Resource (FR) to the maximum residential density. Additional public input will be solicited at the next meeting. The Commission will be making a formal recommendation to the County Council regarding this request. The Commission recorded meetings and minutes are posted at [Public Comment](#)**

My original letter to Adam Zack, dated February 19, 2020:

### **To Whom It May Concern:**

I am a resident and homeowner living on Orcas Island. I am submitting comments and a formal request for a Land Use Designation change on my parcel. I will use the format given below for soliciting comments on the Land Capacity Analysis for San Juan County, WA.

### **How to Comment:**

The parcel number: 173533001000

The assigned category and type: Forest Resource (FO)

What category and type you believe should be assigned to the parcel: Rural-Forest and Farm (RFF)

A brief explanation of why the category or type should change:

My understanding of the Forest Resource Land Use designation is that it is a parcel that is 20 acres or larger and is protected for long-term commercial forest productivity.

### **Forest Resource Lands**

**Goal: To protect and conserve forest lands of long-term commercial significance for sustainable forest productivity and provide for uses which are compatible with forestry activities while maintaining water quality, water quantity, and fish and wildlife habitat.**

**Policies:**

**(1) Lands which are characterized by the following criteria may be designated Forest Resource Lands:**

**i. are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land Grades map;**

**ii. parcels are twenty acres or larger, or of a size meeting the Washington State requirements for timber open space designation;**

**iii. are in a tax deferred status of Designated Forest Land or Open Space-Timber, or are state trust lands under forest management; and**

**iv. are being managed for the long-term production of forest products with few non-forest related uses present.**

**(2) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and/or the formulation of site design standards for residential land divisions, including standards for planned unit developments.**

**(3) Allow cottage enterprises, and forest resource-based industries such as lumber processing and retailing facilities for forest products.**

My property is five acres and is along a residential private road, Winter Falls Lane. There are five parcels along this road and each parcel is approximately five acres with a residential house built on it. All homes are for full-time or part-time residential use. There is no timber or agricultural operation in the area, nor would any property owner want such an activity. It would destroy the quality and character of our neighborhood and natural ecosystem.

I would like the Land Use Designation to be changed from Forest Resource to Rural Farm and Forest as it is the proper density and use designation according to my understanding of the San Juan County codes. Our road is a side road that stems from Pickett Lane. All properties along Pickett Lane are approximately five acres, residential and designated Rural Farm and Forest. The character and quality of those parcels are identical to Winter Falls Lane. I feel the economic and residential opportunities and protection given under Rural Farm and Forest are appropriate for my parcel.

### **Rural Farm-Forest**

**(1) Areas which are characterized by the following criteria may be designated as Rural Farm-Forest lands on the Comprehensive Plan Official Maps:**

**i. The predominant land use is farming and forestry mixed with residential development; ii. Parcels are generally five or more acres in size; and**

**iii. Soils are suitable for *small-scale* agricultural or forestry uses.**

**(2) Adopt site development standards for permissible uses that will maintain a predominant portion of the farm and forested areas for farming and forest uses.**

**(3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial uses, such as processing and limited retailing facilities for farm and forest products, to be located on Rural Farm-Forest lands.**

**(4) Establish development standards that allow for farm stay accommodations for agritourism enterprises.**

**(5) Allow the development of farm worker accommodations on Rural Farm-Forest lands subject to standards that ensure the occupancy is seasonal and limited to persons employed by the proprietor in**

**farm labor for a farm production season only, and that ensure compliance with applicable public health and safety requirements.**

**(6) Establish performance standards for the uses listed in Policies (3), (4) and (5), above, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage.**

I believe the difference is apparent in that the Forest Resource is for "lands that are managed for long-term forest products with few non-forest related uses present." The five acre parcels along Winter Falls Lane were subdivided and sold in 1969 and 1970. There are five houses ranging in size from 160-2300 square feet. I would like to preserve the residential character, while allowing for the economic opportunities that the Rural Farm and Forest designation allows. I would also like to prevent any timber or forest operation from establishing itself along our residential road.

Thank you for your attention on this request. I hope that you will reach out if there are further questions or interest in a site visit. If there is another document or portal that I am to go through for this Land Use Designation, please advise.

All the best,

Sherri

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ACTION ITEMS:

\*\*Mail a Notice of Hearing:

I mailed the Notice of Hearing to the following neighbors that are 300ft of my property Tax # 173533001000.

**Parcel Number:** 173532003000  
**Owner:** SAN JUAN PRESERVATION TRUST  
**Address:**  
ATTN: ANGELA ANDERSON PO BOX 759  
FRIDAY HARBOR WA 98250-0759

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**Parcel Number:** 173533002000  
**Owner:** JOHN W SPARKS & ANDREA E  
BARNES  
**Address:**  
2138 N 52ND ST  
SEATTLE WA 98103-6218

**Parcel Number:** 173533003000  
**Owner:** SHARMON HILL & CARL DECKER  
**Address:**  
2385 FOREST VIEW DR  
BELLINGHAM WA 98229-8828

**Tax Parcel Number:** 173411001000  
**Owner:** STATE OF WASHINGTON PARKS &  
RECREATION  
**Address:**  
PO BOX 42650 ATTN REAL ESTATE  
PROGRAM  
OLYMPIA WA 98504-2650

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**Tax Parcel Number:** 173534002000  
**Owner:** THOMAS E KEEL, LESTER W KEEL,  
MARGARET E KEEL-COONS AS A LIFE  
ESTATE  
**Address:**  
PO BOX 1783  
EASTSOUND WA 98245-1783

\*\*Post a Notice of Hearing: My property is at the end of Winter Falls Lane and it is private. I posted the Notice of Hearing at the intersection of Pt. Lawrence Rd. and Pickett Lane, so the posting is on a public road.







\*\*I made the request to Adam Zack for the LandUse Designation Change in February 2020. You can see my original request below. I will use the Request Number 20-0002 as the Applicant Number.

**Table 21. Request 20-0002 Summary.**

Request Number	Island	TPN	Address	Area
20-0002	Orcas	173533001000	493 Winter Falls Ln	5

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**Summary of Request**

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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 de single-family residence but is heavily forested as are all surrounding properties. Moran 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 i density. Most RFF areas have a density between 1 du/5 acres and 1 du/15 acres. Four the subject property are all approximately 5 acres each.

There is no RFF designation abutting this property, surrounding designations are FOR ar

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>

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**Staff Recommendation:** More information on natural resource land designation changes Natural Resource Land Designation Review Staff Memo dated April 2, 2021, posted online <https://www.sanjuanco.com/DocumentCenter/View/22652/>

**Preliminary Planning Commission Recommendation:** On May 21, 2021, the Planning C preliminary recommendation for this request. Their preliminary recommendation is to c designation on the subject parcel and the four 5-acre parcels to the south from FOR to RFI the maximum residential density. Additional public input will be solicited prior to the PI making a formal recommendation to the County Council regarding the proposed cha Commission recorded meetings and minutes are posted at: <https://www.sanjuanco.com/DocumentCenter/View/22652/>  
[Commission](#)

Original Correspondence in 2020 :

On Feb 19, 2020, at 3:08 PM, Sherri Pierson <[orcashomemanagement@gmail.com](mailto:orcashomemanagement@gmail.com)> wrote:

### **Land Capacity Analysis**

Comments submitted to:

Adam Zack  
San Juan County Department Of Community Development  
P.O. Box 947  
Friday Harbor, WA  
98250

### **To Whom It May Concern:**

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**lands on the Comprehensive Plan Official Maps:**

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All the best,

Sherri

(360) 317 6712

[sherri.a.pierson@gmail.com](mailto:sherri.a.pierson@gmail.com)

Warm regards,

Sherri

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General Manager

Orcas Home Management LLC  
P.O. Box 129  
Olga, WA  
98279

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