

## Sophia Cassam

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**From:** EMILY M DEXTER <emdexter@comcast.net>  
**Sent:** Thursday, September 15, 2022 10:14 PM  
**To:** Steven Rubey; Comp Plan Update  
**Cc:** Jamie Stephens  
**Subject:** Public Comment on Land Use Review Request 22-0001  
**Attachments:** 2022-09-15 Land Use Review Request 22-0001.pdf

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Planning Commission Members,

As a concerned resident, please find attached my comments on the above land use rezone request.

Thank you for considering my input.

Emily Dexter  
246 MacKaye Harbor Road  
PO Box 876  
Lopez Island, WA  
360-468-2144

September 15, 2022

San Juan County Department of Community Development  
135 Rhone Street; PO Box 947 Friday Harbor, WA 98250

VIA EMAIL

(complancomments@sanjuancounty.com)

Re: Land Use Review Request 22-0001

I am a resident of property contiguous to the County property at Mud Bay and MacKaye Harbor Road. My address is 246 MacKaye Harbor Road. The county property has been used for many years as a storage facility for materials used to maintain county roads. It's a fascinating process to watch the occasional barge bring in the gravel and all the heavy equipment necessary to unload and transfer the road materials to the storage area. It's a very tidy and efficient operation. I am writing out of concern for the proposed rezone of the County property from Rural Residential (RR) to Rural Industrial (RD). The property consists of 2 tax parcels, 141855001000 (approx. 19.6 acres) and 141880005000 (1.8 acres). The larger lot is upland from the water and is where the road material is currently stored. The smaller parcel is the strip of land that encompasses the waterfront portion of the county property and includes a boat launch ramp. I would question why this parcel is included in the rezone. To keep the current zoning on this parcel would insure that the view line from the water is not disturbed and that the waterfront stays accessible for recreational activities. It would seem the current unloading of gravel could continue under the existing conditional use permit. There is so few public access point to the water, and the MacKaye harbor boat launch is a lovely quiet spot w/a small beach, picnic table, comfy chairs and outhouse, that would be a shame to lose, plus generous parking for boat trailers. My residence is directly above the boat launch, so I see locals and boaters alike using the property. With the use changed, there is no guarantee that this property would retain it's current use.

I also understand that the country road department needs to expand from its current location....and the MacKaye harbor location is a logical choice for relocating country road operations. My question is whether the Country has considered other solutions? I don't see that alternatives have been identified. This property has residential use on 3 sides of the property. Is there other property on the island where residential use would be less impacted?

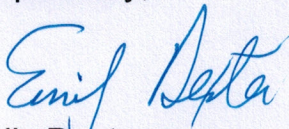
If the use of this property is the 'preferred option' for relocation of county road operations, is the rezone required? Could the conditional use be updated for the desired additional activities the county wishes to do? It seems onerous for the

county to open up this property to all the allowed uses of the RI designation with no recourse or consideration to the surrounding residential use.

I would also like to 'pitch' a 3<sup>rd</sup> angle. At a minimum, if the rezone has in fact already been 'baked in' – and there is no recourse to delay or reconsider the rezone (work has already begun on the improving the property), I would request that at a minimum an EIS be required – to document the environmental impacts before permits are issued for additional work at the site. Also, whether the decision has already been made or not, I would like to explore whether a 'neighborhood advisory committee' could be established to participate in the project – and have some input on improvements; buildings (size, height, placement), hardscaping, noise, lighting, screening of activities/buildings w/plantings, etc. Can we at least request a 'landscape buffer' for those residents who live contiguous to the county property on Funny Valentine Lane and Calle Aguila.

Some 20+ years ago this large piece of county property was planned to be a country park – the plans were impressive – I'm sure they're in the county archives, but the funding never came thru. It's a shame that this large piece of property is likely to become a less inviting place. If this property is to be redeveloped, on behalf of myself and my neighbors, please insure the process is respecting the impact on us. In this day and age, there's many ways community can work together to accomplish mutual goals. I hope you will take us up on our willingness to be involved.

Respectfully,



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