

Sophia Cassam

From: EMILY M DEXTER <emdexter@comcast.net>
Sent: Tuesday, November 22, 2022 8:00 PM
To: Comp Plan Update
Cc: larrydegroen@comcast.net; tom@fksdo.com; Doug Strain
Subject: Comments on # 22-0001: Rezone of Norman Road - MacKaye Harbor property from Rural Residential to Rural Industrial
Attachments: 2022-09-15 Land Use Review Request 22-0001.pdf

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To the County Council,

In my previous correspondence (9/15/22 - attached), I expressed my comments on the rezone. With the Council Council now ready to move forward on this decision, I would like to reiterate the request to have some community dialogue when the move of the Public Works operations to this property is being planned and implemented. Can the Country Council specifically include requirements to this effect in their acceptance of the rezone? At a minimum, could the near neighbors be regularly informed of development plans and activities? It seems this would be in the best interest of the County to be a 'good neighbor' to all of us who will be impacted by the coming changes.

From the following information you'll see that there is residential property on all sides of the property except the waterfront.

As stated in the following staff memo,
[2022-03-04 Staff Report RE Land Use Review Request 22-0001 for 2022-03-18 PC](#)
here's the surrounding land uses:

Surrounding Land Uses and Designations

North: Residential, RFF
South: Shore, County dock and boat launch
East: Residential, Fire Station, and Grocery, RR
West: Residential, RR

We will all be impacted by the increased activity on this property. Please treat this development as if it was taking place next door to your own home and act accordingly.

Thank you for your consideration of this request.

Emily Dexter
246 MacKaye Harbor Road
PO Box 400
Lopez Island, WA 98261
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

(compplancomments@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?

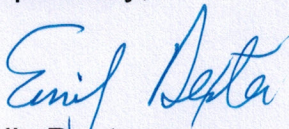
If the use of this property is the 'preferred option' for relocation of county road operations, is the rezone required? Could the conditional use be updated for the desired additional activities the county wishes to do? It seems onerous for the

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 3rd 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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