



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922  
cdp@sanjuanco.com | www.sanjuanco.com

**MEMO**

**REPORT DATE:** May 19, 2021

**TO:** San Juan County Planning Commission

**FROM:** Sophia Cassam, Planner I

**SUBJECT:** 2021 Annual Docket  
Public Comments on Requests 21-0003, 21-0005, 21-0008

**BRIEFINGS:** Planning Commission: May 21, 2021

**ATTACHMENTS:** A. Public Comments on Docket Request 21-0003 (Build-Out Analysis)  
B. Public Comments on Docket Request 21-0005 (Trees)  
C. Public Comments on Docket Request 21-0008 (Stormwater)

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**PURPOSE:** Transmittal of public comments on the 2021 Docket received between May 18-19, 2021.

**Sophia Cassam**

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 9:30 AM  
**To:** Sophia Cassam  
**Subject:** FW: I support Docket 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579 SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

-----Original Message-----

From: Susan Mustard <susanmustard7@gmail.com>  
Sent: Tuesday, May 18, 2021 7:02 PM  
To: Lynda Guernsey <LyndaG@sanjuanco.com>  
Subject: I support Docket 21-0003

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.

Please pass the Docket Request 210003.

We are at a tipping point. It is time to develop a plan for the future of our fragile islands.

My home town, Austin, TX was a lovely place to live. AND then it wasn't a lovely place to live. Many of us who now live in the San Juan's have fled overdevelopment, poor planning and regulation elsewhere. So we moved here. It is time to get answers to serious questions such as water and sewage needs.

Susan Mustard, Orcas Island

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 9:28 AM  
**To:** Sophia Cassam  
**Subject:** FW: I support Docket 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579 SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

-----Original Message-----

**From:** Leslie Quenell <mossknitter@gmail.com>  
**Sent:** Tuesday, May 18, 2021 3:57 PM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Subject:** I support Docket 21-0003

**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.

I understand that there is currently no “Truth in Planning” component to the Comprehensive Plan for San Juan County. We love our island home; it’s peace and quiet and minimal traffic. The rural character of our islands must be maintained and protected from development and becoming a community of second homes for the wealthy. Development needs to be focused on urban areas to curtail the suburban sprawl that is starting to overtake many areas. Limiting building permits would help. I want to continue to ride my horse through the woods and walk on quiet beaches. To be able to do that we need a Truth In Planning component in the Comprehensive Plan.

Leslie Quenell  
Lopez Island

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 11:30 AM  
**To:** Sophia Cassam  
**Subject:** FW: I support Docket 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
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**From:** Jill Boyce <jillcboyce@gmail.com>  
**Sent:** Wednesday, May 19, 2021 11:25 AM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Subject:** I support Docket 21-0003

**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,

I am a part time homeowner on Orcas Island and want to add my voice to the need for the "Truth in Planning Commission" as SJC Planning Commission attempts to plan for our island's future. I am very concerned about unrestricted or unplanned for growth on all the SJ islands, which is what I see happening now.

Please know that our future depends upon complete disclosure of what IS happening and what are the likely consequences of various actions or lack of taking action.

Thank you.  
Best,  
Jill

Jill Chamberlain Boyce  
39 Headland Rd  
Deer Harbor, WA 98243

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 3:58 PM  
**To:** Sophia Cassam  
**Subject:** FW: I support Docket 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579 SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

-----Original Message-----

From: Susan Monaco <angelfare9@gmail.com>  
Sent: Wednesday, May 19, 2021 3:55 PM  
To: Lynda Guernsey <LyndaG@sanjuanco.com>; San Juan County Council <councilvm@sanjuanco.com>  
Subject: I support Docket 21-0003

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.

Re: The accelerating Population Growth & Development currently underway in San Juan County.

As grateful stewards and voting residents of Orcas since the early 70s we, among many, plead with this commission to recognize Truth in Planning is urgent & justified.

The residents of our county have entrusted this commission with protecting these fragile islands from over-development. Please proceed clear-eyed, flanked by published truth in planning for all county residents to know & consider.

The impact of growth & development on comparative communities has been documented. To ignore these studies at this pivotal crossroad would be forever regrettable.

As we all are witnessing (as the fastest growing county in Washington) many are coming. Countless tourists just here for a spring or summer weekend will be back to buy & build. And the quiet skies above us will be rarely silent, and the traffic on these roads will be relentless, the water tables diminished, dumps overwhelmed. The reasons for everyone who has ever revered these islands will be...memories.

Thank you for considering the urgency of Docket 21-0003.

Susan Monaco  
Victorian Valley, Orcas

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 10:17 AM  
**To:** Sophia Cassam  
**Subject:** FW: Docket Request from Joe Symons Feb. 2021

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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**From:** Ann Palmer <apalmer123@msn.com>  
**Sent:** Wednesday, May 19, 2021 9:52 AM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>; San Juan County Council <councilvm@sanjuanco.com>  
**Cc:** Jamie Stephens <jamies@sanjuanco.com>; joesymons@me.com; Matthew Ellingson <matthewe@sanjuanco.com>; Sheila Gaquin <sheilag@sanjuanco.com>; David Kane <davidk@sanjuanco.com>; Nicholas Knoellinger <nicholask@sanjuanco.com>; Michael Pickett <michaelp@sanjuanco.com>; Dale Roundy <daler@sanjuanco.com>; Steven Rubey <stevenr@sanjuanco.com>; Steve Smith <steves@sanjuanco.com>; Camille Uhler <camilleu@sanjuanco.com>; Cindy Wolf <cindyw@sanjuanco.com>; Christine Minney <christinem@sanjuanco.com>  
**Subject:** Docket Request from Joe Symons Feb. 2021

**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.

Dear Lynda Guernsey, the San Juan County Council, and the San Juan County Planning Commission:

I am a long time resident of Lopez Island (since 1984, purchased property in the early 70's). I have read the articles published by Joe Symons and Island Stewards and I agree that it is essential that the County get involved in this discussion and realistically consider the carrying capacity of the islands (in natural resources such as water as well as infrastructure and transportation limitations) in all planning decisions.

This is an excerpt from their document at <http://doebay.net/bigpicture.pdf>:

There is no restriction on the number or location of building permits issued by the county. There is no information on the county's carrying capacity. There is a substantial inconsistency between the official Vision Statement for the county and the buildout potential baked in to the current density map. None of these topics has benefited from public exposure and conversation.

We cannot allow uncontrolled growth and development in these islands if we have any hope of preserving their unique rural and natural environment. As evidenced by the discussion about vacation rentals the time is NOW to make sure we have all the discussions and planning that are necessary to prepare for the future in such a way that the islands'

character and beauty are preserved.

I totally support the adoption of the Docket Measure as proposed:

<http://doebay.net/sunshine/Docketsubmission2021.pdf>. It is critical that we have these discussions about the issues raised so that we can go forward into the future better prepared for the decisions that will need to be made along the way with respect to development and growth.

Thank you for considering and APPROVING this docket issue.

Ann Palmer, Lopez Island

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| Ann Palmer
| (360) 468-3280
| (360) 466-8589 (cell phone - used only when traveling)
| www.technosense.com
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## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 3:50 PM  
**To:** Sophia Cassam  
**Subject:** FW: County Planning

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
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**From:** Cindi Lund <cindilund56@gmail.com>  
**Sent:** Wednesday, May 19, 2021 3:47 PM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Cc:** San Juan County Council <councilvm@sanjuanco.com>  
**Subject:** County Planning

**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.

Dear Planning Department,

Please include a Truth in Planning statement in the Comprehensive Plan. People need to know the truth. The islands have limited resources and house unique and fragile natural ecosystems. The effects of climate change may be worsened by population growth.

I am especially concerned about water. From what I understand, underground fresh water supplies are limited. We must be very careful to keep the population at a level that our water supplies can sustain. Another concern of course is the ferry system which can barely handle the population we have now. It seems like building permits must be restricted to control population growth.

Thank you for your attention,  
Cindi Lund, Lopez Island

## Sophia Cassam

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 9:33 AM  
**To:** Sophia Cassam  
**Subject:** FW: I support Docket 21-0003

Hi Sophia,

Please see the email below in regard to the Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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**From:** Jack Pedigo <pedigojack@yahoo.com>  
**Sent:** Wednesday, May 19, 2021 8:21 AM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Subject:** I support Docket 21-0003

**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.

Honoring our shared vision.

Just found out about this issue and am horrified. Why do counties and contractors constantly feel this area is ripe for the pickings and it's full steam ahead for development? Why do these people never seem to take into account externalities and how it affects the local populations? Why does it always seem to be about the economy and not the natural ecology that is the basis for that economy?

My late partner and I bought property on Lopez in 2008. At the time there were four persons living on the property. One daughter married a local and the parents, with a daughter, moved to N. Washington. Two us replaced three and since my partner died now one is living where three once were, so a lowering of the population. We sublet the property for 3 years and moved in in 2011. The existing home was remodeled and, aside from a new 10' X 16' sunroom, we made an effort of replacing a derelict two car garage and mudroom with a new building which stayed in the existing footprint. I installed a water harvesting system in order to preserve the well for emergency use only.

We must desperately look to a truly sustainable growth management plan (constant growth is not sustainable under any circumstance). I would ask, does the county ever take into account such things as the quality of life, ferry service, water availability, forest destruction and a plethora of other resources necessary for sustaining LIFE (writ large) in it's plans or is economics the sole concern?

Jack M. Pedigo  
Lopez Island, WA 98261

**Sophia Cassam**

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**From:** Miles Becker <beckermiles6@gmail.com>  
**Sent:** Wednesday, May 19, 2021 9:39 AM  
**To:** Sophia Cassam  
**Subject:** Annual Docket Initial Briefing - Tree Protection Code comment

**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.

Hi Sophia,

Thanks for sending the information about the Planning Commission meeting this Friday to introduce the requests on the Docket Review. I wanted to call in during the Public Access Time, but I will be in the Land Bank Commission meeting held at the same time in my role as a commissioner.

In place of a phone call, I would like to reiterate the importance of expanding tree protection to land outside critical areas and the SMP. The county shoreline and existing critical areas cover a very small percentage of land with canopy cover. Conserving trees and canopy at a much broader scale is necessary to meet the long-term goals of the county, including climate resiliency and water security. A new section of code that could be adopted by 2024 would help achieve those goals and preserve the character of the islands.

I would also like to suggest the formation of a Tree Board at the county level that is composed of three to five volunteers with local expertise in tree and forested land management. The Tree Board would serve an advisory role to the Planning Commission and County Council during adoption of new code, as well as review updates and measure the efficacy of the code.

Thanks again for your consideration and cooperation.

Miles

**Sophia Cassam**

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**From:** Lynda Guernsey  
**Sent:** Wednesday, May 19, 2021 9:32 AM  
**To:** Sophia Cassam  
**Subject:** FW: Support of docket request

Hi Sophia,

Please see the email below in regard to Docket.

Regards,  
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579  
**SAN JUAN COUNTY**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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**From:** David Turnoy <davidgeri@rockisland.com>  
**Sent:** Tuesday, May 18, 2021 8:57 PM  
**To:** Lynda Guernsey <LyndaG@sanjuanco.com>  
**Subject:** Support of docket request

**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.

To the Planning Commission,

I am writing to support the docket request of Alexandra Gayek related to stormwater. Her proposed changes will

- keep water from precipitation (“stormwater”) on the land and in the body of water on which it falls, to percolate into the soil
- reduce pollution of our surface and groundwater
- cause less harm to natural hydrology than development currently does
- increase the amount of native vegetation, including trees and shrubs
- increase responsibility to all property owners, not just new permit holders, and thus have impact county-wide.

Thank you,  
David Turnoy