



MEMO

REPORT DATE: August 4, 2023

TO: San Juan County Planning Commission

FROM: Sophia Cassam, Planner III *sc*

SUBJECT: Annual Docket: Requests for Comprehensive Plan Map Amendments
Public Hearing

HEARING: August 18, 2023

ATTACHMENTS:

- A. Draft Ordinance Regarding the 2023 Annual Docket and Site-Specific Re-Designation Requests 23-0003, 23-0004, And 23-0005, Amending the San Juan County Comprehensive Plan Official Maps
- B. Public Comments

PURPOSE

To prepare the Planning Commission for the August 18, 2023, public hearing regarding the three Comprehensive Plan Official Map amendment requests received through the Annual Docket process.

PUBLIC COMMENTS

Please send all public comments to sophiac@sanjuanco.com. Please do not copy the County Council, Planning Commission members, or other County Staff. Written public comments received by noon on August 17th will be provided to the Planning Commission. Comments should refer to the 2023 Docket Comprehensive Plan Map amendment requests. All comments on the 2023 Docket will be posted online at: <https://www.sanjuanco.com/1658/Annual-Docket>.

BACKGROUND

The County accepts requests for Comprehensive Plan Official Map amendments each year through the Annual Docket process. These map amendment requests are also known as requests for site-specific redesignation. Requests can include amendments to a land use designation, residential density, or urban growth area boundary. Anyone can submit a request. Typical applicants include individual property owners, businesses, and County departments. Map amendment requests must follow the processes and criteria in the Unified Development Code (UDC) and Comprehensive Plan.

During the 2023 Annual Docket process, the Department of Community Development received three requests for site-specific redesignations. Staff briefed the Planning Commission and County Council on the requests in June and July 2023. Previous staff reports provide key background information:

- A staff report dated June 5, 2023 explains the Official Map amendment process, relevant UDC and Comprehensive Plan sections, and summarizes this year's three requests. The staff report is available online here: <https://www.sanjuanco.com/DocumentCenter/View/28255/>

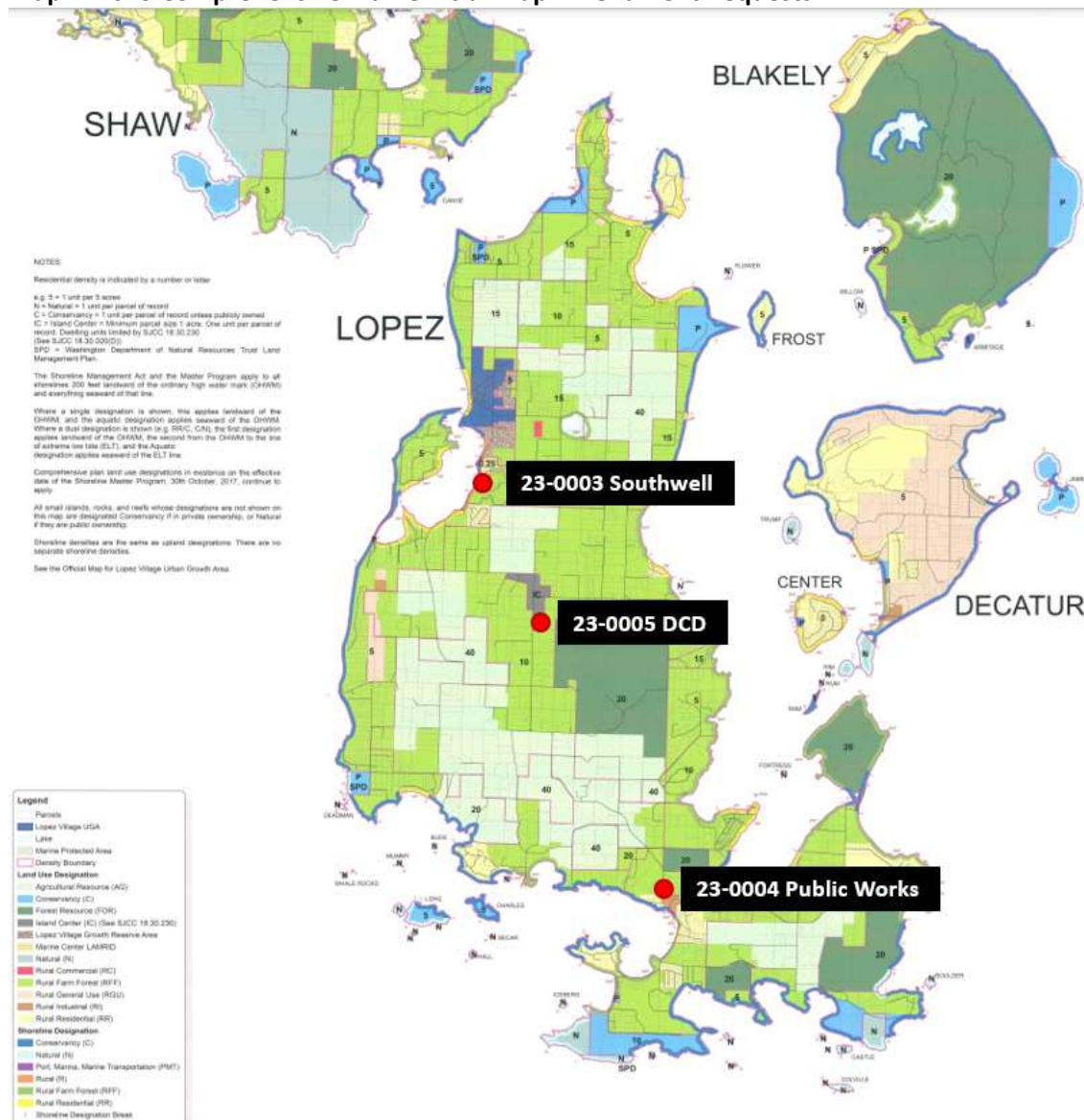
- A staff report dated July 10, 2023 provides staff's analysis and recommendations regarding the proposed Official Map amendments. The staff report is available here: <https://www.sanjuanco.com/DocumentCenter/View/28407/>

On August 18, 2023, the Planning Commission will hold a public hearing and recommend a draft ordinance regarding the proposed Comprehensive Plan Official Map amendments. A draft ordinance is provided in Attachment A.

2023 REQUESTS

DCD received three requests for Official Map amendments this year. The three requests are on Lopez Island and are shown in Map 1 below. The requests are summarized in the subsequent tables and maps.

Map 1. 2023 Comprehensive Plan Official Map Amendment Requests



Docket Request 23-0003, Southwell

Request 23-0003 is summarized in Table 2 below. Map 2 shows the subject parcel and the current existing 5-acre density. Map 3 shows the proposed map amendment as it would be displayed on the Official Map if adopted, which is reflected in Attachment A of the draft ordinance.

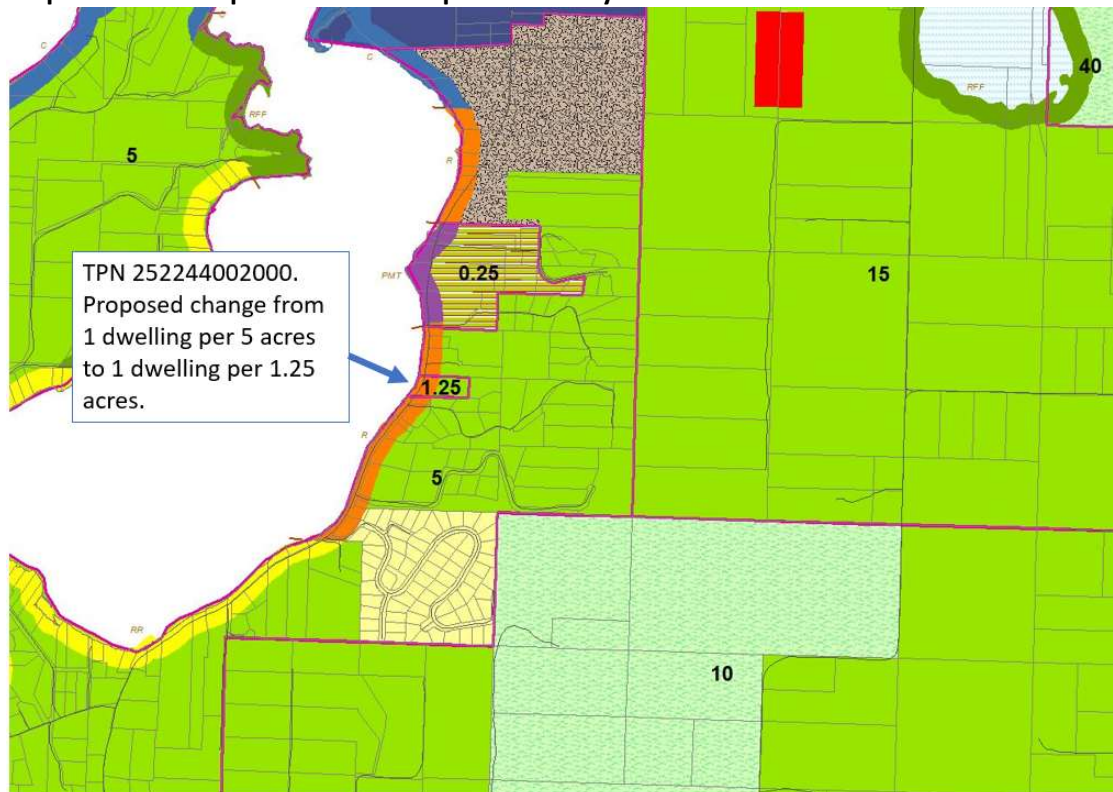
Table 1. Project Data for Docket Request 23-0003

Project Data	
Applicant	Linda Southwell
Agent	Jamie Grifo
Site address	3101 Fisherman Bay Rd
Tax parcel	252244002000
Acreage	2.53 acres
Land Use Designation	Rural Farm Forest (RFF)
Density	1 dwelling per 5 acres
Proposal	Change density to 2 dwellings per 2.53 acres (effectively 1 dwelling per 1.25 acres)
Surrounding land use	North: RFF 5, Residential East: RFF 5, Residential South: RFF 5, Residential West: Fisherman Bay
Application Processing	
Link to Application	https://www.sanjuanco.com/DocumentCenter/View/28206/
Date Submitted	February 24, 2023
Date Deemed Complete	March 31, 2023
Notice of Application	July 18, 2023
SEPA Determination	DNS
Recommendation	Not recommended This request does not meet the criteria for site-specific redesignations in SJCC 18. 90.030. Analysis provided a July 10, 2023 staff report available here: https://www.sanjuanco.com/DocumentCenter/View/28407/

Map 2. Docket Request 23-0003 Subject Property and Surrounding Land Use Designations.



Map 3. Docket Request 23-0003 Proposed Density Amendment.



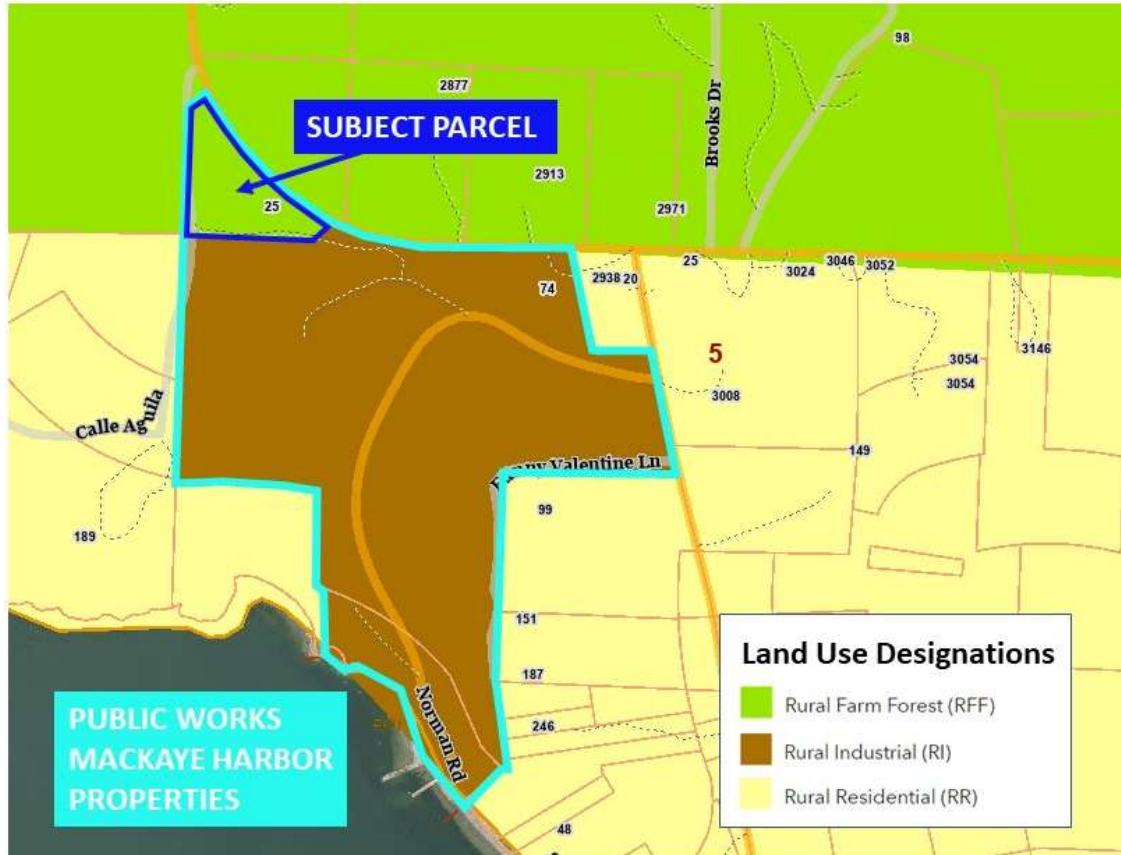
Docket Request 23-0004, Public Works

Request 23-0004 is summarized in Table 2 below. Map 4 shows the subject parcel and the current Rural Farm Forest land use designation. Map 5 shows the proposed map amendment from Rural Farm Forest to Rural Industrial as it would be displayed on the Official Map if adopted, which is reflected in Attachment A of the draft ordinance.

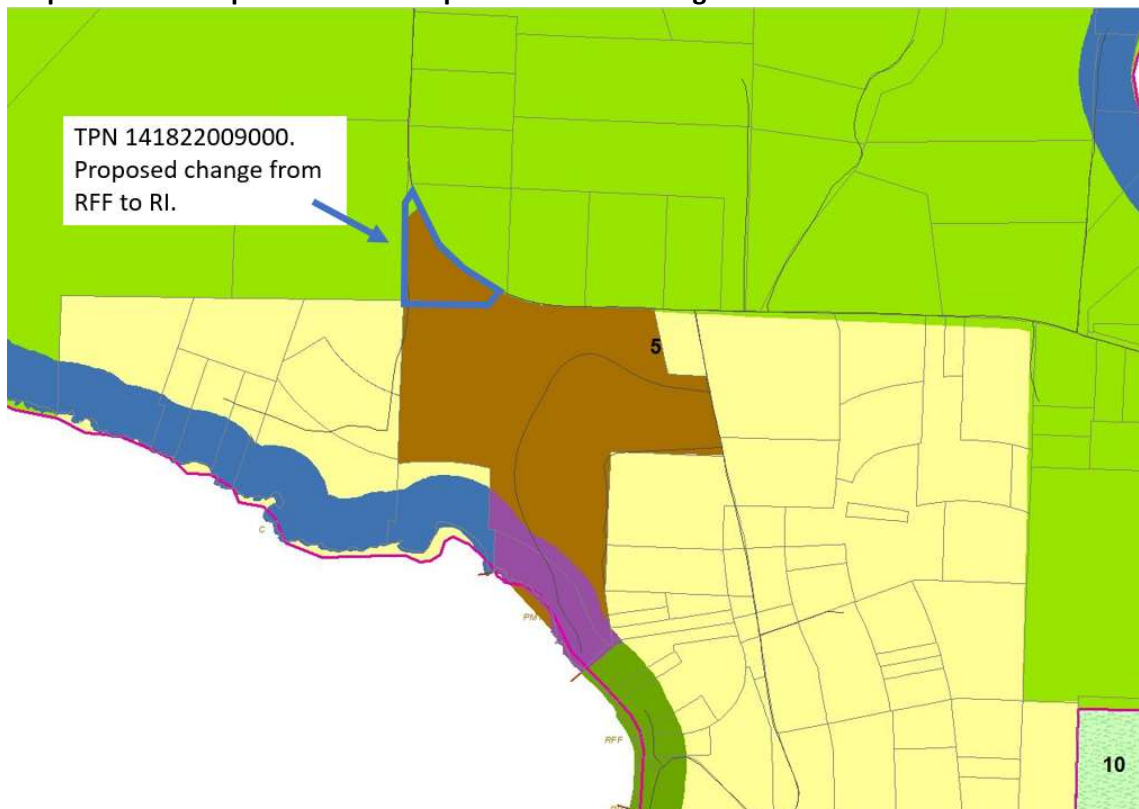
Table 2. Project Data for Docket Request 23-0004

Project Data	
Applicant	San Juan County Public Works
Site address	25 Calle Aguila Rd
Tax parcel	141822009000
Acreage	1.3 acres
Land Use Designation	Rural Farm Forest (RFF)
Density	1 dwelling per 5 acres
Proposal	Change land use designation to Rural Industrial (RI)
Surrounding land use	North: RFF 5, Residential East: RFF 5, Residential South: RI 5, Public Works government services West: RFF 5, Undeveloped
Application Processing	
Link to Application	https://www.sanjuanco.com/DocumentCenter/View/28207/
Date Submitted	February 27, 2023
Date Deemed Complete	March 31, 2023
Notice of Application	July 18, 2023
SEPA Determination	DNS
Recommendation	Map amendment recommended This request meets the criteria for site-specific redesignations in SJCC 18.90.030. Analysis provided a July 10, 2023 staff report available here: https://www.sanjuanco.com/DocumentCenter/View/28407/

Map 4. Docket Request 23-0004 Subject Property and Surrounding Land Use Designations.



Map 5. Docket Request 23-0003 Proposed Land Use Designation Amendment.



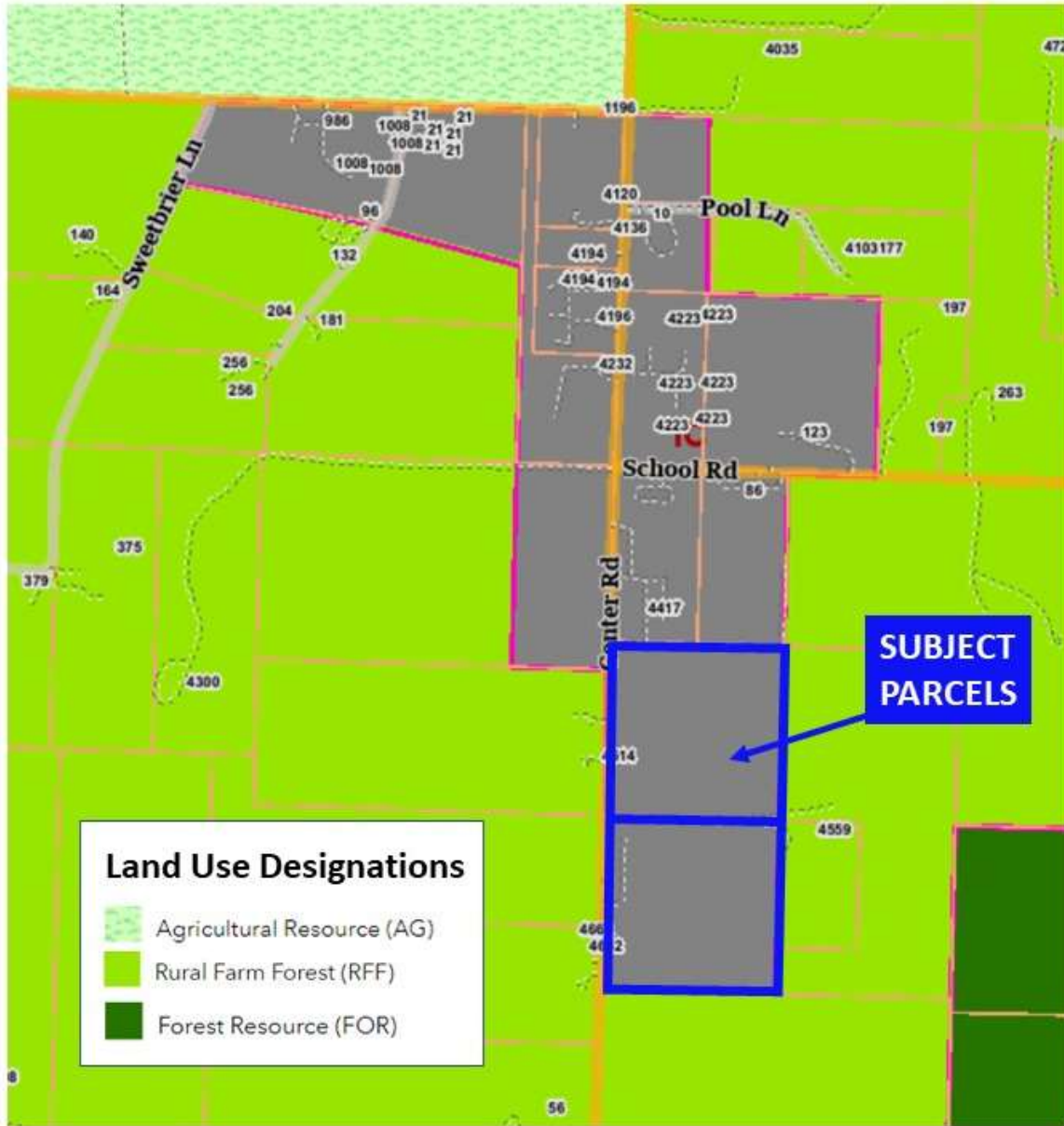
Docket Request 23-0005, Department of Community Development

Request 23-0005 is summarized in Table 3 below. Map 6 shows the subject parcel and the current existing land use designation. Map 7 shows the proposed land use designation amendment from Island Center to Rural Farm Forest as it would be displayed on the Official Map if adopted, which is reflected in Attachment A of the draft ordinance.

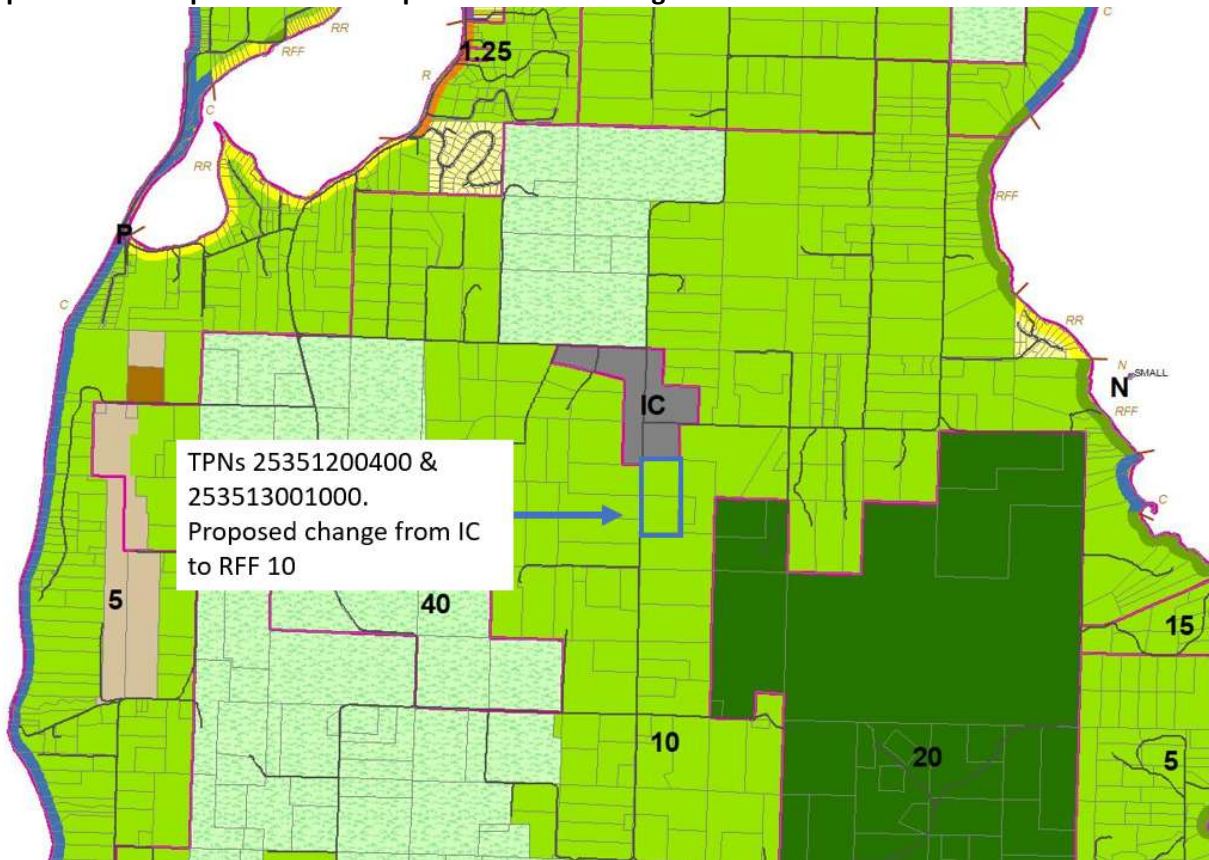
Table 3. Project Data for Docket Request 23-0005

Project Data	
Applicant	San Juan County Department of Community Development
Site address	86 School Road
Tax parcels	253512004000, 253513001000
Acreage	9.51 acres, 9.90 acres respective to above parcels
Land Use Designation	Island Center LAMIRD
Density	1 dwelling per parcel, min. parcel size 1 acre
Proposal	Change land use designation to RFF and density to 1 dwelling per 10 acres
Surrounding land use	North: Island Center, educational services East: RFF, residential and undeveloped land South: RFF, undeveloped land West: RFF, residential and undeveloped land
Link to Application	https://www.sanjuanco.com/DocumentCenter/View/28208/
Date Submitted	February 28, 2023
Date Deemed Complete	March 31, 2023
Notice of Application	July 18, 2023
SEPA Determination	DNS
Recommendation	Map amendment recommended. This request meets the criteria for site-specific redesignations in SJCC 18.90.030. Analysis provided a July 10, 2023 staff report available here: https://www.sanjuanco.com/DocumentCenter/View/28407/

Map 6. Docket Request 23-0005 Subject Property and Surrounding Land Use Designations.



Map 7. Docket Request 23-0003 Proposed Land Use Designation Amendment.



PUBLIC HEARING

The Planning Commission is scheduled to hold a public hearing on the proposed Official Map amendments on August 18, 2023. At the hearing, the Planning Commission will hear and consider public testimony. Written comments received to date since the last briefing (July 21, 2023) are provided in Attachment B. After hearing public testimony, the Planning Commission will deliberate on the proposals and recommend a draft ordinance to the County Council to amend the Comprehensive Plan Official Maps (Attachment A).

NEXT STEPS

The dates below are subject to change depending on Planning Commission and County Council schedules and deliberations:

Table 4. Tentative Schedule for 2023 Annual Docket Map Amendment Process.

Date	Step
August 8	Briefing to Council on staff analysis and recommendations regarding proposed map amendments
August 18	Planning Commission public hearing
September	Briefing to Council on Planning Commission recommendation (1 st touch on ordinance)
September	Draft ordinance 2 nd touch (if needed)
October	Council public hearing

1 **J.** Jamie Grifo, on behalf of Linda Southwell, applied for a site-specific redesignation of Tax
2 Parcel Number (TPN) 252244002000 on February 24, 2023 through the annual docket
3 process.
4

- 5 **1.** The application requested that the County amend the density of TPN
6 252244002000 from 1 dwelling unit per 5 acres to 2 dwelling units per 2.53 acres.
7
- 8 **2.** The application was deemed complete on March 31, 2023 and was assigned the
9 docket application number 23-0003.
10
- 11 **3.** An environmental checklist was prepared by the applicant for the proposed density
12 amendment to the Official Comprehensive Plan Land Use Map. The Department
13 of Community Development published a notice of Determination of Non-
14 significance (DNS) on May 26, 2023, pursuant to WAC 197-11-350.
15
- 16 **4.** The SEPA DNS was sent to the WA State Department of Ecology and posted to
17 the SEPA register on May 26, 2023. It was assigned material identification number
18 202302542. The comment period on the SEPA determination was May 26 through
19 July 19, 2023. The SEPA determination was published in the Journal of the San
20 Juan Islands and the Island Sounder on June 7, 2023.
21
- 22 **5.** In a July 10, 2023 staff report, staff determined that the proposal is inconsistent
23 with applicable state and local requirements. Staff recommended denial of the
24 proposal.
25

26 **K.** The Department of Public Works applied for a site-specific redesignation of TPN
27 141822009000 on February 27, 2023 through the annual docket process.
28

- 29 **1.** The application requested that the County amend the land use designation of TPN
30 141822009000 from Rural Farm Forest to Rural Industrial.
31
- 32 **2.** The application was deemed complete on March 31, 2023 and was assigned the
33 docket application number 23-0004.
34
- 35 **3.** An environmental checklist was prepared by the applicant for the proposed density
36 amendment to the Official Comprehensive Plan Land Use Map. The Department
37 of Community Development published a notice of Determination of Non-
38 significance (DNS) on May 26, 2023, pursuant to WAC 197-11-350.
39
- 40 **4.** The SEPA DNS was sent to the WA State Department of Ecology and posted to
41 the SEPA register on May 26, 2023. It was assigned material identification number
42 202302543. The comment period on the SEPA determination was May 26 through
43 July 19, 2023. The SEPA determination was published in the Journal of the San
44 Juan Islands and the Island Sounder on June 7, 2023.
45

- 1 **5.** In a July 10, 2023 staff report, staff determined that the proposal is consistent with
2 applicable state and local requirements. Staff recommended approval of the
3 proposal.
4
- 5 **L.** The Department of Community Development applied for a site-specific redesignation of
6 TPNs 253512004000 and 253513001000 on February 28, 2023 through the annual docket
7 process.
8
- 9 **1.** The application requested that the County amend the land use designation of TPNs
10 253512004000 and 253513001000 from Island Center LAMIRD to Rural Farm
11 Forest.
12
- 13 **2.** The application was deemed complete on March 31, 2023 and was assigned the
14 docket application number 23-0005.
15
- 16 **3.** An environmental checklist was prepared by the applicant for the proposed density
17 amendment to the Official Comprehensive Plan Land Use Map. The Department
18 of Community Development published a notice of Determination of Non-
19 significance (DNS) on May 26, 2023, pursuant to WAC 197-11-350.
20
- 21 **4.** The SEPA DNS was sent to the WA State Department of Ecology and posted to
22 the SEPA register on May 26, 2023. It was assigned material identification number
23 202302544. The comment period on the SEPA determination was May 26 through
24 July 19, 2023. The SEPA determination was published in the Journal of the San
25 Juan Islands and the Island Sounder on June 7, 2023.
26
- 27 **5.** In a July 10, 2023 staff report, staff determined that the proposal is consistent with
28 applicable state and local requirements. Staff recommended approval of the
29 proposal.
30
- 31 **M.** The Planning Commission was briefed on the proposals and the staff analysis and
32 recommendations on July 21, 2023.
- 33 **N.** The County Council was briefed on the proposal on August 8, 2023.
- 34 **O.** SJCC 18.90.020 (C) Legislative procedures states:
35 *“Planning Commission. The planning commission shall hold a public*
36 *hearing and make recommendations to the County council on all legislative*
37 *decisions specified in this section”.*
- 38 **P.** On August 2, 2023, the Department of Community Development advertised an August 18,
39 2023 Planning Commission public hearing the Journal of the San Juan Islands and Islands’
40 Sounder.
- 41 **Q.** The Planning Commission held a duly advertised public hearing on August 18, 2023.

- 1 **R.** Following the public hearing, the Planning Commission issued the following findings and
2 recommendations:
- 3 **1.** Docket Request 23-0003: [placeholder for findings and recommendations]
4 **2.** Docket Request 23-0004: [placeholder for findings and recommendations]
5 **3.** Docket Request 23-0005: [placeholder for findings and recommendations]
- 6 **S.** In compliance with RCW 36.70A.106, a notice of the County’s intent to adopt a
7 Comprehensive Plan amendment was transmitted to the Washington State Department of
8 Commerce on August 3, 2023.
- 9 **T.** Staff briefed the County Council on the Planning Commission recommendation and
10 presented with the initial draft of this ordinance on September 12, 2023.
- 11 **U.** SJCC 18.90.020 (D) Legislative procedures states:
- 12 *“County Council. All amendments to the development code, Comprehensive*
13 *Plan, and official maps require a public hearing before the County*
14 *council”.*
- 15 **V.** The County Council public hearing was advertised in the Journal of the San Juan Islands
16 and the Island Sounder on September 20, 2023.
- 17 **W.** The County Council held a duly advertised public hearing and deliberated on the proposal
18 on October 3, 2023.

19 **NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County,
20 State of Washington, as follows:

21
22 **SECTION 1. The County Council makes the following findings:**

- 23
24 **A.** Site-specific map amendments can be considered annually under SJCC 18.90.030 in a
25 Comprehensive Plan amendment docket.
26
- 27 **B.** SJCC 18.90.030 establishes criteria and procedures for site-specific map changes, re-
28 designations and text amendments. The amendments to the Official Land Use Maps of the
29 San Juan County Comprehensive Plan shown in Exhibit A were evaluated and reviewed as
30 part of the 2023 Docket process. The proposal meets the procedural review requirements of
31 the SJCC.
32
- 33 **C.** The public was provided notice and opportunity to review and comment on the proposed
34 re-designations and the environmental impact of their adoption. This meets the
35 requirements of SJCC 18.90.030 and RCW 36.70A.140.
36

1 **D.** [placeholder for findings regarding Docket Request 23-0003]
2

3 **E.** [placeholder for findings regarding Docket Request 23-0004]
4

5 **F.** [placeholder for findings regarding Docket Request 23-0005]
6

7 **G.** The San Juan County Comprehensive Plan Official Maps, as amended by this action, were
8 prepared as required by RCW 36.70A.040 (1) and meet the requirements of and are
9 consistent with the GMA, Chapter 36.70A RCW.

10 **SECTION 2. Amendments to the Comprehensive Plan Official Map:**
11

12 The San Juan County Comprehensive Plan, Official Map and Ord. 20-2022 § 3 is amended as
13 shown on attached Exhibit A. The land use designation for the following properties are hereby
14 amended: [placeholder for TPNs and approved designation changes]
15

16 **SECTION 3. Effective date:**
17

18 This ordinance shall take effect on the 10th working day after adoption.
19
20

1 ADOPTED this ____ day of _____ 2023.

2

3 ATTEST: Clerk of the Council

COUNTY COUNCIL

4

SAN JUAN COUNTY, WASHINGTON

5

6

7 _____
Sally Rogers, Clerk

Date

8

9 _____
Cindy Wolf, Chair

9

District 2

10

11

12

13 REVIEWED BY COUNTY MANAGER

14

15

16

17 _____
Jane Fuller, Vice-Chair

17

18 _____
Michael J. Thomas

Date

District 3

19

20 AMY S. VIRA

21 APPROVED AS TO FORM ONLY

22

23 _____
Christine Minney, Member

23

24 By: _____

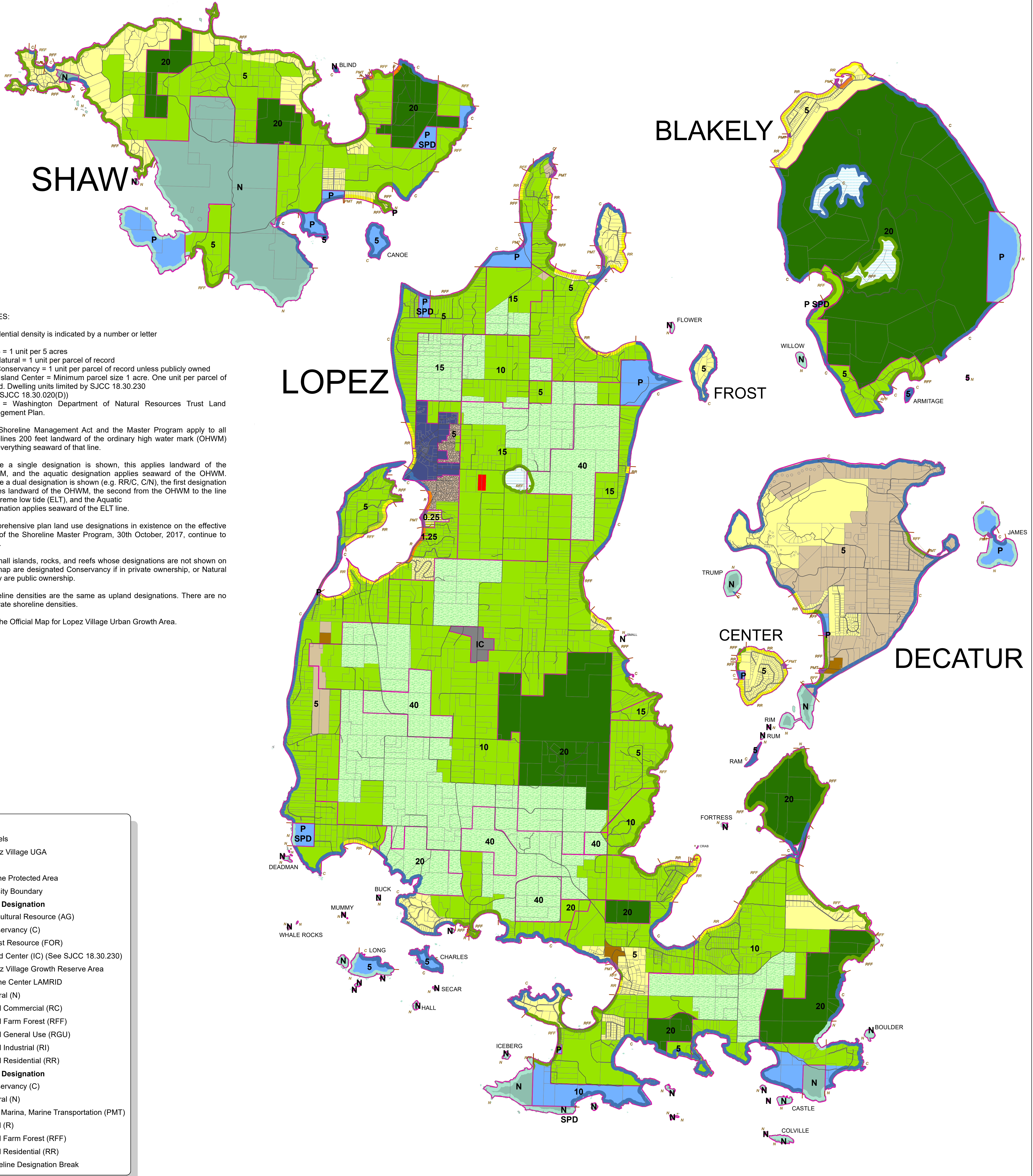
District 1

25

Date

26

27 **Exhibit A:** San Juan County Comprehensive Plan Official Map sheet for Lopez Island



NOTES:

Residential density is indicated by a number or letter

e.g. 5 = 1 unit per 5 acres
 N = Natural = 1 unit per parcel of record
 C = Conservancy = 1 unit per parcel of record unless publicly owned
 IC = Island Center = Minimum parcel size 1 acre. One unit per parcel of record. Dwelling units limited by SJCC 18.30.230 (See SJCC 18.30.020(D))
 SPD = Washington Department of Natural Resources Trust Land Management Plan.

The Shoreline Management Act and the Master Program apply to all shorelines 200 feet landward of the ordinary high water mark (OHWM) and everything seaward of that line.

Where a single designation is shown, this applies landward of the OHWM, and the aquatic designation applies seaward of the OHWM. Where a dual designation is shown (e.g. RR/C, C/N), the first designation applies landward of the OHWM, the second from the OHWM to the line of extreme low tide (ELT), and the Aquatic designation applies seaward of the ELT line.

Comprehensive plan land use designations in existence on the effective date of the Shoreline Master Program, 30th October, 2017, continue to apply.

All small islands, rocks, and reefs whose designations are not shown on this map are designated Conservancy if in private ownership, or Natural if they are public ownership.

Shoreline densities are the same as upland designations. There are no separate shoreline densities.

See the Official Map for Lopez Village Urban Growth Area.

Legend

- Parcels
- Lopez Village UGA
- Lake
- Marine Protected Area
- Density Boundary
- Land Use Designation**
- Agricultural Resource (AG)
- Conservancy (C)
- Forest Resource (FOR)
- Island Center (IC) (See SJCC 18.30.230)
- Lopez Village Growth Reserve Area
- Marine Center LAMRID
- Natural (N)
- Rural Commercial (RC)
- Rural Farm Forest (RFF)
- Rural General Use (RGU)
- Rural Industrial (RI)
- Rural Residential (RR)
- Shoreline Designation**
- Conservancy (C)
- Natural (N)
- Port, Marina, Marine Transportation (PMT)
- Rural (R)
- Rural Farm Forest (RFF)
- Rural Residential (RR)
- Shoreline Designation Break

ATTEST: Clerk of the Council
 COUNTY COUNCIL
 SAN JUAN COUNTY, WASHINGTON

By: Sally Rogers, Date: _____
 Date: Cindy Wolf, Chair, Date: _____
 District 2

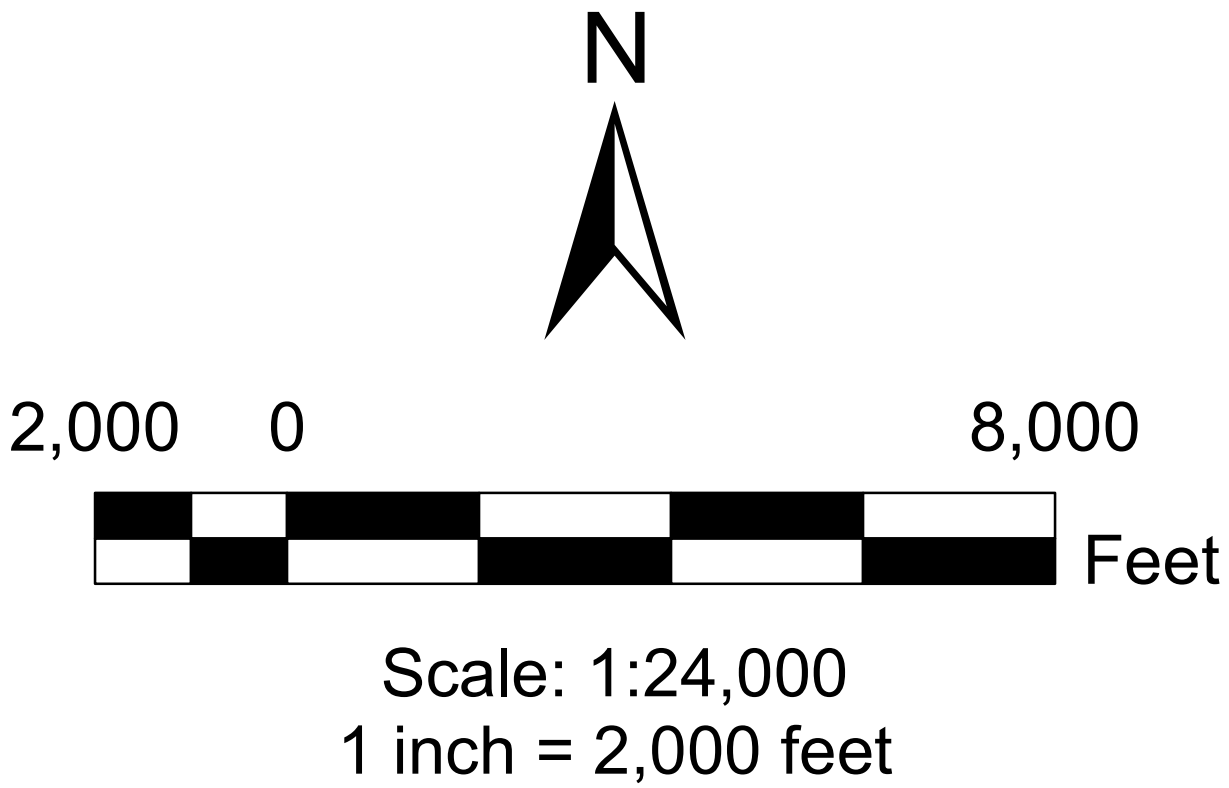
REVIEWED BY COUNTY MANAGER

By: Mike Thomas, Date: _____
 Date: Jane Fuller, Vice-Chair, Date: _____
 District 3

APPROVED AS TO FORM ONLY
 RANDALL K. GAYLORD

By: _____, Date: _____
 Date: Christine Minney, Member, Date: _____
 District 1

Revisions:	
Ord. 11-2000	Ord. 47-2007
Ord. 12-2000	Ord. 48-2007
Ord. 13-2000	Ord. 49-2007
Ord. 5-2003	Ord. 37-2008
Ord. 12-2003	Ord. 46-2008
Ord. 13-2003	Ord. 49-2008
Ord. 14-2003	Ord. 3-2009
Ord. 2-2002	Ord. 11-2010
Ord. 5-2002	Ord. 12-2010
Ord. 7-2002	Ord. 13-2010
Ord. 7-2005	Ord. 14-2010
Ord. 9-2005	Ord. 20-2015
Ord. 13-2005	Ord. 21-2015
Ord. 15-2006	Ord. 1-2016
Ord. 2-2007	Eastsound Technical Map Correction - 06-21-16
Ord. 11-2007	Eastsound Technical Map Correction - 10-18-16
Ord. 22-2007	Ord. 11-2016
Ord. 23-2007	Ord. 12-2016
Ord. 24-2007	Ord. 12-2019
Ord. 25-2007	Town Ordinances 1685 and 1686
Ord. 26-2007	Ord. 20-2022



Drawn By:
 San Juan County GIS

Comprehensive Plan
 Land Use and Shoreline Master Program
 District 3
 San Juan County, Washington

Date Adopted:
 11/2022

Figure
 3

Revised:
 7/2023

DRAFT

Sophia Cassam

From: Terry Larson <terry_larson@mymethow.com>
Sent: Friday, July 28, 2023 11:25 AM
To: Sophia Cassam
Subject: Requested Amendment to Comprehensive Plan
Attachments: Linda Southwell.docx

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

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.

Good morning Sopia,
Our neighbor, Linda Southwell has kindly provided us with your name so we are able to express our support for a proposed amendment to the Comprehensive plan regarding density of her property at 3101 Fisherman Bay Rd. Lopez. We have attached a letter expressing our support for this amendment and we would appreciate it if you could forward it to both the SJ Planning Commission and the SJ Council.
Thank you so much for your assistance.

Terry Larson and Nora McCloy
44 Dragon Run
Lopez Island
(509) 860-1583

San Juan Council

Att: Sophia Cassam

We live on Lopez Island and are neighbors to Linda Southwell at 3101 Fisherman Bay Road.

We are writing to express our support for Linda's pending application to the Council and the Planning Commission to amend the San Juan Comprehensive Plan to permit another living unit on her property by increasing the maximum density for her property to allow 2 Units per 5 acres (or 1 per 2.53). This is an adjustment from the current density of 1 unit per 5 acres.

The neighborhood and neighbors all around Linda's property are at a considerably greater density than the adjustment she is requesting and to us, as neighbors, makes great sense.

We strongly encourage the Council and the Planning Commission to support this change. It just makes sense.

Thank you for your consideration of the requested amendment and the neighborhood support.

Regards,

Nora McCloy and Terry Larson, 44 Dragon Run, Lopez Island

Sophia Cassam

From: Ann Vandervelde <annvandervelde@hotmail.com>
Sent: Saturday, July 29, 2023 10:08 AM
To: Sophia Cassam
Cc: Chrisetinen@sanjuanco.com; Cindy Wolf; Jane Fuller
Subject: Notice of Land Use request-23-0003-23-0018

[Some people who received this message don't often get email from annvandervelde@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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 am writing this letter in response to the upcoming public hearing on application by Linda Southwell of Nashville TN and Fisherman Bay Rd, Lopez Island WA to amend the Comprehensive Plan Official Map to increase the maximum density for the subject property to 2 units per 2.53 acres from 1 unit per 5 acres. My husband, Peter Cavanagh and I , living at 83 Dragon Run, strongly encourage this development of one more single unit on 3101 Fisherman Bay Rd. We believe this additional dwelling would add to the quality of the neighborhood beyond the Islander Resort. It is quiet and peaceful and reflects the inclusiveness and diversity of Lopez Island.

Sincerely,

ANN VANDERVELDE
Peter Cavanagh

83 Dragon Run
Lopez Island WA 98261

Sophia Cassam

From: Shanna Koepp <koeppsl@icloud.com>
Sent: Monday, July 31, 2023 5:36 PM
To: Sophia Cassam; Christine Minney; Cindy Wolf; Jane Fuller
Cc: Linda Southwell; Jamie (James) Grifo; Matt Koepp
Subject: Docket Request 23-0003/Land Use 23-0018--Southwell

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

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To Whom It May Concern:

My name is Shanna Koepp. My husband and I own the properties at 3157 and 3159 Fisherman Bay Road on Lopez Island in San Juan County, Washington. I am writing this letter in support of our Lopez Island neighbor, Linda Southwell. She is proposing a Comprehensive Plan Map amendment related to her property at 3101 Fisherman Bay Road (Docket Request 23-0003 / Land Use 23-0018).

Linda is petitioning the San Juan County Planning Commission and the San Juan County Council to amend the Comprehensive Plan Map to permit the addition of another living unit on her property. This would change the density on her property from one unit per 5 acres to two units on her 2.53 acres. Both my husband and I are in full support of Linda's request to add one more dwelling to her family's property on Fisherman Bay Road. This will bring her property closer to alignment with the other properties in our area and maintain the presence of a family that have valued and contributed to our community for over 60 years.

Please forward this email to any Planning Commission or Council members who I may have overlooked and feel free to contact me if you have any questions at (425) 879-3347. Thank you for your consideration.

Sincerely,
Shanna Koepp

Sophia Cassam

From: doug michele orr <dmorr3001@gmail.com>
Sent: Thursday, August 3, 2023 9:17 AM
To: Sophia Cassam; Christine Minney; Cindy Wolf; janew@sanjuanco.com
Cc: lgsouthwell@gmail.com
Subject: Docket Request 23-003/Land Use 23-0018 -- Southwell

Some people who received this message don't often get email from dmorr3001@gmail.com. [Learn why this is important](#)

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 Whom It May Concern:

We live at 157 Dragon Run Lopez Island. We support Linda's request to add a home on her 2.5 acres 150 percent.

This enables Linda 2 homes on her 2.5 acres (we are on an acre) vs the requirement of 1 home per 5 acres. With this change she still has more acreage per house than the houses around us. Linda's family has a long-standing history in the Lopez Island community and allowing her to build provides her family to continue to be a valued Lopez Island neighbor.

Please forward this email to other Planning Commission or Council members as necessary. You are welcome to contact us if you have any questions at (512) 940-4230 or dmorr3001@gmail.com.

Thank you for taking the time to consider and evaluate Linda's request.

Sincerely,
Michele and Doug Orr

Sophia Cassam

From: Jane Fuller
Sent: Thursday, August 3, 2023 11:02 AM
To: Sophia Cassam; Norman Gollub
Cc: Mike Thomas; Rick Hoffman; Serina Adams; Christine Minney; Cindy Wolf
Subject: FW: Southwell Comprehensive Plan Official Map Change Request

(Council - for your information only):

Sophia and Norm,

Here is the 2nd letter from a neighbor of Linda Southwell I have received. There are two more I will be sharing with you and perhaps more after that. I went to the property yesterday to walk the land with her, see the adjacent properties, and learn more of the background of her request.

I am copying others on this who will also be involved in reviewing this docket request in detail.

Thank you.
Jane

Jane Fuller (she/her) | County Council Member, District 3 San Juan County Council (Vice-Chair)
55 Second Street (Mailing: 350 Court Street #1) | Friday Harbor, WA 98250
O: (360) 370-7475 | C: (360) 821-3213 | Email: janeff@sanjuanco.com

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

From: Shirwin Smith <shirwin1@icloud.com>
Sent: Thursday, August 3, 2023 10:07 AM
To: Jane Fuller <janeff@sanjuanco.com>
Subject: Re: Southwell Comprehensive Plan Official Map Change Request

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Hello - I'm the immediate next door neighbor to the south of Linda Southwell, and have been aware of her wish to find a solution for shared use of her family's property for some time. I moved to the island full time in December, 2016. My house, 43 Dragon Run, is Lot 2 of the Island Camp Preserve development, and at .55 of an acre, the smallest of all the originally built Island Camp lots (1.29, 1.00, .89, .81, .77 and .55).

I first met Linda about 4 or 5 years ago, and learned from the start of her long family history here. With that knowledge, her intent behind this change request seems eminently reasonable and certainly fair, given the density of the properties surrounding her, as well as thoughtful re: limiting impacts on those around her. She's explained her approach to siting a second house on the property, with the intention of the least disruption to neighboring homes, as well as privacy and view for the new house. Given all that, it seems both fair and reasonable to allow a property split, thus I'm supportive of her change request.

Unfortunately, I'll be up in Canada on my boat on August 18, so unable to attend the public hearing, and just realized that the comment period has closed. I'm hoping that through you, my support can be conveyed to the Planning Commission. If there's another way to submit a comment, please let me know.

With thanks,

Shirwin

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