

Sophia Cassam

From: Linden Rhoads <lindenr@seattleventures.com>
Sent: Friday, August 25, 2023 10:28 AM
To: Sophia Cassam; Norman Gollub
Subject: Fwd: Docket Request 23-0003 Southwell

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FYI my email to Councilwoman Fuller.

Begin forwarded message:

From: Linden Rhoads <lindenr@seattleventures.com>
Date: August 25, 2023 at 10:25:01 AM PDT
To: janef@sanjuanco.com
Subject: **Docket Request 23-0003 Southwell**

Dear County Councilwoman Fuller,

I am writing as a concerned San Juan County property owner to express my objection to the Planning Commission's recent decision on August 18th allowing the subdivision of a 2.52-acre property into two 1.25-acre lots in an area zoned RFF-5 (Rural Farm Forest). Although I am not yet directly affected by this specific decision, I am deeply concerned about the precedent it sets for land use in our county. The next matter before you could concern property more impactful to me.

As per the criteria outlined in SJCC 18.90.030 (F) and the Comprehensive Land Use Element, a subdivision amendment is to meet all elements of the five-point criteria test to be approved. According to the information available, this subdivision meets *none* of them. The Department of Community Development (DCD) advised against it, and the Friends of the San Juans concurred with DCD's analysis.

It is disconcerting that the Planning Commission went against these expert recommendations. The introduction of the concept of "achieved effective density" to justify this decision is not only novel but also not supported by existing policy or legislation. This creative rationale could lead to further erosion of the Comprehensive Plan for the county and potentially instigate litigation costs that the county can ill afford.

Spot zoning, which this decision seems to emulate, is invalid in Washington State if it is primarily for the private interest of the owner and not the community. Making ad hoc exceptions to appropriate and established land use policy in disregard to your responsibility to act with integrity regarding our zoning laws will lead to haphazard and potentially damaging development.

I respectfully urge the San Juan County Council members to collectively vote no on this decision and ensure that future considerations align more fully with the established criteria as well as the broader vision for sustainable land use in our community.

Thank you for your attention to this matter. I look forward to your prompt action to rectify this situation at your upcoming meeting.

Sincerely,

Linden Rhoads
966 Grindstone Harbor Rd
Orcas Island, WA 9828

Sophia Cassam

From: Linden Rhoads <lindenr@seattleventures.com>
Sent: Friday, August 25, 2023 10:27 AM
To: Christine Minney
Cc: Sophia Cassam; Norman Gollub
Subject: Docket Request 23-0003 Southwell

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Dear County Councilwoman Minney,

I am writing as a concerned San Juan County property owner to express my objection to the Planning Commission's recent decision on August 18th allowing the subdivision of a 2.52-acre property into two 1.25-acre lots in an area zoned RFF-5 (Rural Farm Forest). Although I am not yet directly affected by this specific decision, I am deeply concerned about the precedent it sets for land use in our county. The next matter before you could concern property more impactful to me.

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Sincerely,

Linden Rhoads
966 Grindstone Harbor Rd
Orcas Island, WA 9828

Sophia Cassam

From: Linden Rhoads <lindenr@seattleventures.com>
Sent: Friday, August 25, 2023 10:46 AM
To: Cindy Wolf
Cc: Sophia Cassam; Norman Gollub
Subject: Docket Request 23-0003 Southwell

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Dear County Councilwoman Wolf,

I am writing as a concerned San Juan County property owner to express my objection to the Planning Commission's recent decision on August 18th allowing the subdivision of a 2.52-acre property into two 1.25-acre lots in an area zoned RFF-5 (Rural Farm Forest). Although I am not yet directly affected by this specific decision, I am deeply concerned about the precedent it sets for land use in our county. The next matter before you could concern property more impactful to me.

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Thank you for your attention to this matter. I look forward to your prompt action to rectify this situation at your upcoming meeting.

Sincerely,

Linden Rhoads
966 Grindstone Harbor Rd
Orcas Island, WA 98280