

## Adam Zack

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**To:** Comp Plan Update  
**Subject:** Comp Plan Comments

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Comments on GDLI web map and draft methodology

We are owners of tax parcels: 242443001000, 242434001000, 242444001000, 14193400100

### Conservation Easements:

- The San Juan Preservation Trust holds conservation easements on all these parcels.
- Parcel 242434001000 does not show a conservation easement on the GDLI web map.
- The methodology used regarding conservation easements appears to assume if a parcel is subject to a conservation easement no additional development can occur on the parcel. Development potential on parcels with conservation easements is determined by the terms of the easement. The terms of a conservation easement may allow for additional development.
  - Parcel 242443001000 has a conservation easement on the entire parcel and is in open timber and open space. The conservation easement does allow for additional residential development on this parcel. The GDLI web map indicates fully developed which the parcel is not. The same applies for Parcel 141934001000.
  - What is the definition of use code 8320?
  - Placing any parcel that is in open space with a conservation easement into GIS category 0, GIS data type P is not an accurate assumption of further development on these parcels. Future development would be determined by the terms of each conservation easement. Some conservation easements may preclude future development. Other conservation easements may allow additional development.

### Combination of parcels on GDLI web map:

- A couple of years ago the assessor's office started combining two government lots into one tax parcel. This has made it difficult to understand the tax assessment as one government lot has a conservation easement with open timber and open space. The other government lot has a conservation easement, a residential structure associated with the farm but acreage assessed at residential rate, open agriculture and open space. The conservation easement allows for additional development on both government lots.
- The GDLI web map, in using the combination of the government lots and uses, assigned tax parcel 242444001000 to 1 R, partially used and residential. Why is this designated residential when parcels 242443001000 and 141934001000 are classified as 0 P?

### Appropriate designations:

- 242443001000 – conservation easement, open space, open timber, 3R
- 242434001000 – conservation easement, open timber, 3R
- 242444001000 – conservation easement, open space, open timber, open agriculture, residential, 1R
- 141934001000 – conservation easement, open space, open timber, residential, 1R

Flint Beach Ohana LLC, Tom + Sally Reeve, dated 6/18/19