

Adam Zack

From: Sherri Pierson <orcashomemanagement@gmail.com>
Sent: Wednesday, February 19, 2020 3:09 PM
To: Comp Plan Update; Adam Zack
Subject: Land Use Analysis Comment, Land Use Designation Change Request

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Land Capacity Analysis

Comments submitted to:
Adam Zack
San Juan County Department Of Community Development
P.O. Box 947
Friday Harbor, WA
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To Whom It May Concern:

I am a resident and homeowner living on Orcas Island. I am submitting comments and a formal request for a Land Use Designation change on my parcel. I will use the format given below for soliciting comments on the Land Capacity Analysis for San Juan County, WA.

How to Comment:

The parcel number: 173533001000

The assigned category and type: Forest Resource (FO)

What category and type you believe should be assigned to the parcel: Rural-Forest and Farm (RFF)

A brief explanation of why the category or type should change:

My understanding of the Forest Resource Land Use designation is that it is a parcel that is 20 acres or larger and is protected for long-term commercial forest productivity.

Forest Resource Lands

Goal: To protect and conserve forest lands of long-term commercial significance for sustainable forest productivity and provide for uses which are compatible with forestry activities while maintaining water quality, water quantity, and fish and wildlife habitat.

Policies:

(1) Lands which are characterized by the following criteria may be designated Forest Resource Lands:

- i. are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land Grades map;**
- ii. parcels are twenty acres or larger, or of a size meeting the Washington State requirements for timber open space designation;**

- iii. are in a tax deferred status of Designated Forest Land or Open Space-Timber, or are state trust lands under forest management; and
- iv. are being managed for the long-term production of forest products with few non-forest related uses present.
- (2) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and/or the formulation of site design standards for residential land divisions, including standards for planned unit developments.
- (3) Allow cottage enterprises, and forest resource-based industries such as lumber processing and retailing facilities for forest products.

My property is five acres and is along a residential private road, Winter Falls Lane. There are five parcels along this road and each parcel is five acres with a residential house built on it. All homes are for full-time or part-time residential use. There is no timber or agricultural operation in the area, nor would any property owner want such an activity. It would destroy the quality and character of our neighborhood and natural ecosystem.

I would like the Land Use Designation to be changed from Forest Resource to Rural Farm and Forest as it is the proper density and use designation according to my understanding of the San Juan County codes. Our road is a side road that stems from Pickett Lane. All properties along Pickett Lane are approximately five acres, residential and designated Rural Farm and Forest. The character and quality of those parcels are identical to Winter Falls Lane. I feel the economic and residential opportunities and protection given under Rural Farm and Forest are appropriate for my parcel.

Rural Farm-Forest

(1) **Areas which are characterized by the following criteria may be designated as Rural Farm-Forest lands on the Comprehensive Plan Official Maps:**

i. The predominant land use is farming and forestry mixed with residential development; ii. Parcels are generally five or more acres in size; and

iii. Soils are suitable for *small-scale* agricultural or forestry uses.

(2) **Adopt site development standards for permissible uses that will maintain a predominant portion of the farm and forested areas for farming and forest uses.**

(3) **Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial uses, such as processing and limited retailing facilities for farm and forest products, to be located on Rural Farm-Forest lands.**

(4) **Establish development standards that allow for farm stay accommodations for agritourism enterprises.**

(5) **Allow the development of farm worker accommodations on Rural Farm-Forest lands subject to standards that ensure the occupancy is seasonal and limited to persons employed by the proprietor in farm labor for a farm production season only, and that ensure compliance with applicable public health and safety requirements.**

(6) **Establish performance standards for the uses listed in Policies (3), (4) and (5), above, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage.**

I believe the difference is apparent in that the Forest Resource is for "lands that are managed for long-term forest products with few non-forest related uses present." The five acre parcels along Winter Falls Lane were subdivided and sold in 1969 and 1970. There are five houses ranging in size from 160-2300 square feet. I would like to preserve the residential character, while allowing for the economic opportunities that the Rural Farm and Forest designation allows. I would also like to prevent any timber or forest operation from establishing itself along our residential road.

Thank you for your attention on this request. I hope that you will reach out if there are further questions or interest in a site visit. If there is another document or portal that I am to go through for this Land Use Designation, please advise.

All the best,

Sherri

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Warm regards,
Sherri

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