

Linda Ann Kuller

From: Steve Buck <steve@sanjuanislands.com>
Sent: Wednesday, July 5, 2017 2:32 PM
To: Erika Shook
Cc: Rick Hughes; Linda Ann Kuller
Subject: RE: Steve Buck request for inclusion into the UGA

Hi Erika,

Thanks for your quick response. How about if we do "A.)" for now and see how that goes. And then I'll do "B.)" by March 1, 2018?

Steve
360-472-0895

From: Erika Shook [mailto:erikas@sanjuanco.com]
Sent: Wednesday, July 05, 2017 12:45 PM
To: 'Steve Buck'
Cc: Rick Hughes; Linda Ann Kuller
Subject: RE: Steve Buck request for inclusion into the UGA

Hello,

Thanks for your comments. There are two ways to have your request considered:

- A) We can add these to the comments that we've received on the Comprehensive Plan Update and consider this as we evaluate the need for additional land inside of the UGA. These are treated as comments, and there isn't an official notification process, application number or any type of formal review of the request; or
- B) To officially have these considered as an application to change the land use designation, you would need to submit an application for the Docket. The next opportunity for the Docket is March 1, 2018, and there is a fee for that application. More information here: <http://sanjuanco.com/1179/Annual-Docket>.

Please let me know how you would like to proceed.

Erika Shook, Director - Direct Line (360) 370-7571
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Steve Buck [mailto:steve@sanjuanislands.com]
Sent: Wednesday, July 5, 2017 11:35 AM
To: Erika Shook <erikas@sanjuanco.com>
Cc: Rick Hughes <rickh@sanjuanco.com>
Subject: Steve Buck request for inclusion into the UGA

July 5, 2017

TO: Erika Shook, San Juan County Planning Director

Dear Erika,

I would like to formally request that tax parcels 352424001, 351424003 and 351424005, (area between 1027 Lampard Road and San Juan Valley Road – see attached maps), be placed into the San Juan County Urban Growth Area. Please see the reasons for this request below.

Please let me know what you think, any questions you might have and anything else I should be doing to try to accomplish this. I would be happy to take you out and show you the property too.

Thank you.

Sincerely,

Steve Buck

360-472-0895 (cell, anytime)

REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

* The property I own between Lampard and San Juan Valley roads can currently be divided into 4 five acre parcels for four upper level homes or it can be housing for many mid-level homes built out in phases over many years to come. I think it would be a miss-use of this property as R-5, a poor long term decision, and a lost opportunity that I believe would eventually be really regretted. That is essentially the choice though: Four estates or a great area for mid-level housing for many years to come.

* It's the only practical option available in our community to provide an area for mid-level housing with valley views.

* We have Town road access points off Lampard Road, across from Country Village, as well as directly across from the entrance to the airport on Spring Street. The Spring Street entrance would be our primary point of access. This would take potential pressure off of Lampard Road.

* New water and sewer lines were recently brought in to Country Village along Lampard, adjacent to my property, and even more recently along where my property accesses Spring Street, across from the entrance to the airport. New fiber optic lines have also been installed there.

* Our community truly needs and is going to be needing more mid-level housing for existing and future islanders. It's vitally important that we provide for all different primary types of housing. If we don't provide for mid-level, mid-level will buy up what would otherwise be starter level, making it difficult if not impossible to maintain a housing balance. (This is actually already happening.)

* This property would be a great location for those working at the hospital, the county, the airport, the schools, the nursing home and anywhere in town. It would also be an area that would attract those at the mid-level to live on San Juan Island.

* It's an ideal location for energy efficient "green building" and living. It has southwest, west and northwest exposure for passive and active solar designs. It's tucked back in and is protected from much of the force of the direct winds that hit San Juan Valley. It's also walking distance to town, or a short drive or bike ride, so people don't have to use cars as much, or at all. As a side benefit, the valley views and sunsets from here are awesome too!

* It would be a consistent and dependable area for future housing as this location is within the natural flow of the existing Town growth pattern. It already adjoins the Town of Friday Harbor.

* This would be housing up above the valley looking out over the valley, rather than housing in the valley, as desired by many concerned about how growth occurs, and as is promoted by organizations such as the San Juan Preservation Trust. It's also almost unseen from main roads.

* This property was previously zoned one residence per 1/2 acre, which was fine with me, but when the GMA was first established, it designated my property in a blue zone for more increased future density. This met the intent of the GMA by placing single family homes closer to town on smaller parcels rather than having fewer homes on larger parcels or being dispersed in areas such as open farm land.

* Should my property be allowed to go into the UGA, I want to do something creative and well thought out with it. In fact, I want it to be the most creative and well thought out residential area on San Juan Island. This includes such things as how homes are placed, balanced landscaping, walking trails throughout, and a community facility with a joint use structure, (kitchen, living room, game/theater room), an outdoor barbeque, swimming pool and sport court. If I am allowed to do this I will also endeavor to find other creative ideas that can be included to make this a really cool and connected community that our island would be proud of.

* There is enough land under one ownership here to do something creative and I have the desire to do it. It's much harder to accomplish something like this with a number of owners. Some others might not care as much or even be willing to do something creative.

* According to Mike Bertrand and Duncan Wilson, the Town is not opposed to this property going into the UGA.

* Even during the recession, there was relatively very little existing land within the town that was available for sale. Now much of what was available has already been sold. If we don't provide for a variety of properties, existing lots and homes will become more and more expensive due to supply and demand factors. We have to have areas providing for most primary types of housing in order to be able to provide for balance in our community.

* It is great that we have the Homes for Islanders projects and the property to the east of town for the San Juan Community Home Trust. They are definitely going to help keep balance in our community and provide affordable homes for people who desire to live here who wouldn't otherwise be able to afford to own here and stay long term. However, both of those housing organizations have limitations that many mid-level potential home buyers don't qualify for. Further, the rest of the property adjacent to the Community Home Trust property that was annexed will likely be too expensive for mid-level buyers primarily due to their marine views, but also with other desirable features such as being able to walk to the marina's and Jackson's Beach.

* For mid-level housing, I believe the best potential area we have is the property between Lampard and San Juan Valley roads. In fact, I feel that whole shelf should be included in the UGA. Its natural features, location and other things stated above make it ideally suited for that. We need to have property that will be affordable and also appealing to those at the mid-level. It's crucial that we provide for this equally important segment of our community. I hope you will agree and include this property in the UGA. I think it would make a tremendous difference for our community over time.

* I first tried to get our property annexed into Friday Harbor in 1996, when it was zoned ½ acre per residence. One Town council member told me to be patient and that it would eventually happen. Hopefully the time is right now to get this done. It makes sense to do.

* I imagine, even with the powers that be desiring it, that it would take a long time before this area would actually be placed into the UGA. Then, following that, it takes years to plan out, finance and develop this kind of a creative project. Therefore, this is not something that is going to happen right away so the sooner the better, with respect to attempting to maintain a housing balance, to start with the process if the County and Town finds themselves in favor of it. Further, I would also intend to do this project in three to four phases, so in reality it will likely be a very long term project with gradual change. I'm hoping the County approves my request so that I can at least start the plan for providing some mid-level housing and hopefully help keep things in balance for decades to come.

Please let me know if you have any questions.
Sincerely,

Steve Buck
360-472-0895 (cell, anytime)