

## Linda Ann Kuller

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**From:** ANN S PALMER <apalmer123@msn.com>  
**Sent:** Thursday, June 7, 2018 7:29 AM  
**To:** dean frey  
**Cc:** Linda Ann Kuller; 'Bob & Lisa Jacobson (lopezjake@yahoo.com)'; 'BA Keller (baksouthlopez@gmail.com)'; 'Don and Mary Christensen'; 'dianabsheriden@gmail.com' ; 'Lopez Community Center Association'; 'anne@awish.net'; 'faithvarga@gmail.com'; 'Monico L Mackinnon'; 'rbw@gwtxlaw.com'; 'Kirman Taylor'; 'faithvarga@gmail.com' ; 'kermint@gmail.com'; 'Brian Kvistad (Brian@blossomonlopez.com)'; 'afischer@lopez.k12.wa.us'; 'lopezislanddrive@gmail.com'; 'md.cherveney@icloud.com'; 'Ellie Roser (ellieroser@me.com)'; 'kgwilburn48@yahoo.com' ; 'tja74@comcast.net'; 'BrianLSilverstein'; 'lvmarket307@gmail.com' ; 'Aaron Dye'; 'sailinglia9@msn.com'; 'tom@dillerbros.com'; Jamie Stephens; 'Jay Kimball'; 'Annie Albriton'; LCLT@rockisland.com; 'nancy greene'; madrona.blue@gmail.com ; Dennis Ryan; Jamie Stephens; 'Barbara Thomas'; Shannon Wilbur; Adam Zack; Linda Ann Kuller; 'Bob & Lisa Jacobson (lopezjake@yahoo.com)'; 'BA Keller (baksouthlopez@gmail.com)'; 'Don and Mary Christensen'; 'dianabsheriden@gmail.com' ; 'Lopez Community Center Association'; 'anne@awish.net'; 'faithvarga@gmail.com'; 'Monico L Mackinnon'; 'rbw@gwtxlaw.com'; 'Kirman Taylor'; 'faithvarga@gmail.com' ; 'kermint@gmail.com'; 'Brian Kvistad (Brian@blossomonlopez.com)'; 'afischer@lopez.k12.wa.us'; 'lopezislanddrive@gmail.com'; 'md.cherveney@icloud.com'; 'Ellie Roser (ellieroser@me.com)'; 'kgwilburn48@yahoo.com' ; 'tja74@comcast.net'; 'BrianLSilverstein'; 'lvmarket307@gmail.com' ; 'Aaron Dye'; 'sailinglia9@msn.com'; 'tom@dillerbros.com'; Jamie Stephens; 'Jay Kimball'; 'Annie Albriton'; LCLT@rockisland.com; 'nancy greene'; madrona.blue@gmail.com ; Dennis Ryan; Jamie Stephens; 'Barbara Thomas'; Shannon Wilbur; Adam Zack  
**Subject:** Re: Comment to Council's Decision to change Zoning of Kingfisher Way from Present Commercial Status to Residential

Thank you, Dean, for your thorough analysis. I am in full agreement with his request and I would like to expand it and ask you to reconsider and vote to leave the lots fronting Fisherman Bay Rd. on Sunset Lane, Milagra Lane and Kingfisher Way zoned for commercial development.

I own two half acre lots on Sunset Lane, one on Fisherman Bay Rd. and the second just to the east. When I purchased these lots in 2005 it was because they were in the UGA and could be used for either commercial or residential development. I believed then and believe now that these lots are in a reasonable commercial expansion area for the village. I was dismayed when the Village Planning commission talked about making them residential only.

I attended a recent meeting and made this request verbally after observing that the remaining commercial core was too small and did not allow for sufficient future business development. As Dean said, lack of available space will drive up the cost to new small businesses.

I am unable to attend the meeting tomorrow but I implore you to consider these requests.

Respectfully,  
Ann Palmer

On Jun 7, 2018 12:07 AM, dean frey <deanfrey@hotmail.com> wrote:  
To the Lopez Village Review Planning Review Comprehensive Board,

My name is Dean Frey. I am the owner/roaster of Lopez Island Coffee Roasters, which is a business I self-started here on Lopez Island in 2006. I have been fortunate to have developed a strong local following.

In the summer of 2016, I purchased a commercially zoned lot on the outskirts of town on the corner of Kingfisher Way and Fisherman Bay Road. The present sidewalk that provides pedestrian access from the village to Milagra Lane ends where my lot begins.

I purchased the lot in order to construct a commercial facility where I could roast and sell my coffee.

The Council has known of my purchase for over a year.

If the LVPRC stays with their decision to change my current commercial zoning to residential zoning, my personal property right to have a business on my property will be taken away.

I have made my views known at the May 11, Grange meeting that Neighborhood Enterprise Zoning has restrictions on size and growth that no other properties zoned commercial in the Village have. This would make it financially harder for me to grow my business here on Lopez Island.

In order to have a business that has commercial status and rights would now require me to sell my property on Fisherman Bay, and acquire much more expensive land in the reduced commercial footprint that the LVPRC has proposed.

After asking members of the council several times why they are reducing the footprint of the Village...these are the responses I received.

The first reply was that,

"the public wanted it. At one of the community center meetings, the public chose the smaller footprint" out of a number of different shapes and sizes.

Was there an option to keep the land parcels commercial in some areas? No, I do not believe so.

I have personally been attending the Planning Board meetings for over two years, and I never ever was present when vote or consensus was taken.

I ask the council if there is any written, recorded substantive evidence that a public vote was held. If so, what was the vote, and how many islanders were present at the meeting.

The second reply was that "the business owners in the village wanted increased density in order to help their businesses become more viable".

Within the last six months, I approached 10 businesses in the Village and inquired as to whether their views and input on the new village plans were asked for.

Only one business out of the ten responded that they had been contacted. The other nine had no idea anything was going on.

It is my opinion and a simple law of supply and demand that less space for businesses to operate will increase the cost of the real estate thereby making it harder for small businesses to own property and operate a business in the village. What will this do to our small business people and artists who provide local services to the community? Will our Village become a place where only the rich can operate?

The third response was that the reduced footprint in being required by a State Mandate. I don't believe the reduction has to be so large.

I have advised the council multiple times of my plans to build a commercial roasting operation on my purchased Kingfisher Way property, to no avail.

The owners of Barn Owl Bakery, a small family self started operation, advised the council that they have an accepted offer on the two adjoining lots on Kingfisher Way, and that their contract depends on the property remaining commercial.

The council decided at the last meeting to take away the present commercial zoning status of the Kingfisher way lots that Barn Owl Bakery has an accepted offer on, and the lot that I recently bought. purchased.

I am very disappointed by this decision given the fact that the LVPRC decided at their second to last meeting to reverse their decision on two properties "outside the reduced footprint". One being the 20 acre Gallagher property across Hummel road from the library, and the nine acre property owned by the Diller family next to the post office.

These are large pieces of land owned by very wealthy individuals. So the individuals/corporations who have a lot of money have protested to the council, and the council reversed their decision to take away the commercial zoning. These are property owners that have no plans at all to currently develop their property.

I, Lopez Island Coffee Roasters bought my Kingfisher Way property in order to construct a roasting operation. Barn Owl Bakery has an accepted offer on two lots on Kingfisher in order to build a bakery facility.

WHERE IS THE SUPPORT BY THE COUNCIL TO THE SMALL BUSINESS PEOPLE IN THIS COMMUNITY?

I believe that the local small business people in this community could be much better supported by the members of this council.

I ask that LVPRC take another vote and reverse their recent decision on the status of the zoning on Kingfisher Way.

This is a need and a preference from an individual in the community.

Sincerely,

DEAN FREY

## LOPEZ ISLAND COFFEE ROASTERS

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**From:** Linda Ann Kuller <lindak@sanjuanco.com>

**Sent:** Tuesday, June 5, 2018 6:21 PM

**To:** 'Bob & Lisa Jacobson (lopezjake@yahoo.com)'; 'BA Keller (baksouthlopez@gmail.com)'; 'deanFrey@hotmail.com'; 'Don and Mary Christensen'; 'dianabsheriden@gmail.com'; 'Lopez Community Center Association'; 'anne@awish.net'; 'faithvarga@gmail.com'; 'Monico L Mackinnon'; 'rbw@gwtxlaw.com'; 'Kirman Taylor'; 'faithvarga@gmail.com'; 'kermint@gmail.com'; 'Brian Kvistad (Brian@blossomonlopez.com)'; 'afischer@lopez.k12.wa.us'; 'Bob & Lisa Jacobson (lopezjake@yahoo.com)'; 'lopezislanddrive@gmail.com'; 'md.cherven@icloud.com'; 'Ellie Roser (ellieroser@me.com)'; 'kgwilburn48@yahoo.com'; 'tja74@comcast.net'; 'BrianLSilverstein'; 'lvmarket307@gmail.com'; 'Aaron Dye'; 'sailinglia9@msn.com'; 'Monico L Mackinnon'; 'tom@dillerbros.com'; Jamie Stephens; 'Jay Kimball'; 'Ann Palmer (apalmer123@msn.com)'; 'afischer@lopez.k12.wa.us'; 'Annie Albriton'; LCLT@rockisland.com; 'nancy greene'; madrona.blue@gmail.com; Dennis Ryan; Jamie Stephens; 'Barbara Thomas'; Shannon Wilbur; Adam Zack

**Subject:** LVPRC Mtg. Agenda and packet

FYI,

I posted the Lopez Village Planning Review Committee agenda and packet for the June 8<sup>th</sup> meeting at the following link:

[https://www.sanjuanco.com/DocumentCenter/View/15753/2018-06-08-Mtg\\_Agenda\\_-Packet](https://www.sanjuanco.com/DocumentCenter/View/15753/2018-06-08-Mtg_Agenda_-Packet)

Linda Kuller, AICP

Planning Manager

360-370-7572

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