

Adam Zack

From: BA Keller <baksouthlopez@gmail.com>
Sent: Friday, August 10, 2018 1:23 PM
To: Lopez Village Subarea Planning Comments
Subject: Limit on village growth in draft plan

I agree with much in the draft Village plan, but have a very big concern about a very fundamental item. I believe it's like leaving out the cumulative impacts in an EIS for a federal dam project. You can't just look at how high the dam is.

That issue is the assumption that growth should be limited to a constant percentage of the island population. And yet no discussion is made to what that means to the land use patterns or provision of services to the rest of the island.

If population is not to be concentrated in our only "urban center". Sprawl is every NIMBYer's answer to change in their vicinity. And from the make up of the committee, this appears to be the case. Left out of the equation includes, but is not limited to:

- The loss of farm and forest land as growth is pushed to planning limits and then later beyond current limits.
- Room for an aging population as disability requires them to move closer to services
- The need to provide alternative transportation.
- The increased cost of housing due to its limitation both inside the Village and on acreage required in other areas
- The social and cultural consequences that more expensive housing being owned to a larger extent than even now by seasonal/weekend residents. Considerations like support of local institutions, buy-in to local customs, "friendliness" and security etc.
- Climate change impacting current habited areas whose residents will need to move somewhere
- The provision of more roads and longer utility runs as population growth is forced out of the Village
- The eventual calls for alternative commercial cores as population distribution shifts and land for commercial growth in the Village is limited.
- Potential for more pollution from road runoff more diffuse transportation and from the use of septic systems pushed to design limits on non-perk lots
- The inability for more people to access social networks and services due to distance
- All the excess environmental impacts that large single family homes outside the Village would have vs. multifamily dwellings (yes folks, they can be nice and quite "Lopezian") with the plan area

I hope these comments will be considered at this point in the process and will move forward with the Plan document as it is considered at each phase.

Thank you.

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Barbara A. Keller

130 Aleck Bay Rd. Lopez Island, WA 98261 360-468-3353

Every morning I awake torn between a desire to save the world and an inclination to savor it.

This makes it hard to plan the day.
~ E.B. White