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September 10, 2018

San Juan County Council and Planning Commission
c/o Linda Ann Kuller
P.O. Box 947
135 Rhone Street
Friday Harbor, Washington 98250

RE: Lopez Village Plan; draft August 3, 2018

I have own two properties located at 2262 Fisherman Bay Road and 2290 Fisherman Bay Road for 13 and a half years.

I request that you expand the existing **commercial** zoning south along Fisherman Bay Road at Hummel Lake Road.

I control two lots; one along Fisherman Bay Road zoned commercial (the old service station site) and a larger lot abutting the commercial lot on the west and south which is zoned residentially.

My intention is to adjust the lot line of the commercial lot to extend commercial use along Fisherman Road to the south. (as shown on the map). The remainder of the other lot would be used for residential development.

Our goal is to enhance the existing quality of Lopez Village for livability, government, and recreation.

The draft plan clearly asserts the community's intension to support the village as a distinct and memorable place that is a compact and easily identified mixed use core. The village is to support walking and human scale development. The various clusters of economic activity provide the island residents and visitors with jobs and community services.

My property is adjacent to the south of the village's core. The proposed higher density residential use provides density close to the village center and reduces pressure for conversion of existing single family areas to higher residential density.

The flat frontage on Fisherman Bay Road is best suited for commercial use. The commercial frontage fulfills the plan's goals and objectives through providing commercial at the key intersection of Hummel Lake Road and Fisherman Bay Road. The larger commercial site supports the higher density residential on my adjoining property to the west and the government/institutional uses directly to the north.

Commercial, at this location, provides other services to the island that may not be appropriate in the pedestrian oriented Lopez Village center. The site along Fisherman Bay Road is accessible to the island residents and reduces traffic impact on the village center. Commercial uses are much more appropriate along Fisherman Bay Road where the larger commercial site can screen the residential uses to the west.

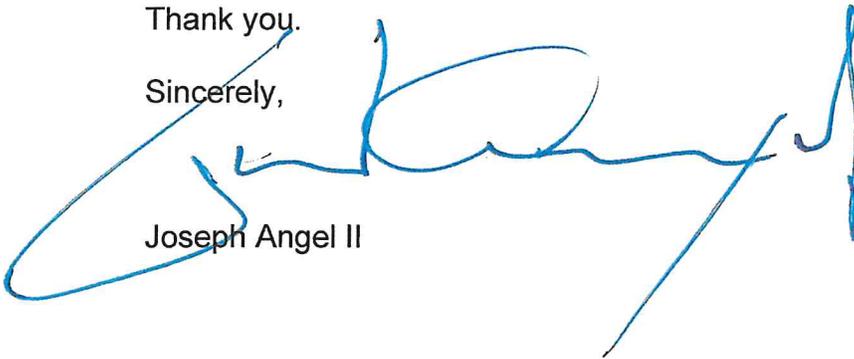
A private road will be developed (as shown on the map) on the south side of the commercial area to provide access from Fisherman Road to the higher density residential to the west. The private street also clearly marks the southern end of commercial uses on Fisherman Bay Road.

The commercial zoning allows for diversity of commercial uses, marks a clear end to the institutional, government, and commercial uses on Fisherman Bay Road, and supports a dense residential development on my property to the west.

Thank you.

Sincerely,

Joseph Angel II

A handwritten signature in blue ink, appearing to read 'Joseph Angel II', is written over the typed name. The signature is fluid and cursive, with a large initial 'J' and a long, sweeping underline.

Cc: Peter Finley Fry AICP MUP Ph.D.
Linda Ann Kuller

251549015000

251544005000

Lopez
village

Angel #2
residential

252211010000

252211011000

252211012000

40m
100ft



institutional

government

251544006000

Angel #1
commercial

252211005000

Lot Line
Adjusted

Proposed
Commercial

Private
30 Street

252322002000

institutional

251433011000

2514330030

FISHBURN RD

251549015000

251544005000

Lopez
village

institutional

government

251544008000

Angel #2
residential

252211010000

Angel #1
commercial

252211005000

Lot Line
Adjusted

Proposed
Commercial

252322002000

252211012000

252211011000

251433003C

institutional

251433011000

FISHMAN RD

Private
30 Street

