

Linda Ann Kuller

From: Trina Guinn <tguinn@pacificstar.biz>
Sent: Tuesday, April 9, 2019 3:53 PM
To: Lopez Village Subarea Planning Comments
Cc: Peter Fry; swiltz@pacificstar.biz
Subject: Lopez Village Plan from Weeks Barn LLC and Weeks Garage LLC
Attachments: Weeks Barn Garage Commercial Zone.pdf

Please see the attached letter concerning commercial zone request.

Should you have any questions, please feel free to email us or call us at 503-525-9100.

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Weeks Barn LLC & Weeks Garage LLC

6454 N. GREELEY AVENUE • PORTLAND, OREGON 97217
(503) 525-9100 • FAX (503) 345-9745

April 8, 2019

San Juan County Council
c/o Linda Kuller
Department of Community Development (DCD)
PO Box 947
Friday Harbor, Washington 98250

RE: Lopez Village Plan and assorted documents, March 26, 2019.

The existing commercial zoning on the south side of Fisherman Bay Road at Hummel Lake Road should be extended.

I own 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 Bay Road to the south. (as shown on the map). The remainder of the other lot would be used for residential development. We believe that residential development directly adjacent to Fisherman Bay Road would not be an appropriate use because of traffic. This pattern would be consistent with the commercial zoning proposed by staff for the north side of Fisherman Bay Road. Land use directly across a street needs to be as compatible as possible.

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. New commercial uses would also shield the residential uses to the west to enhance their residential character. 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.

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,



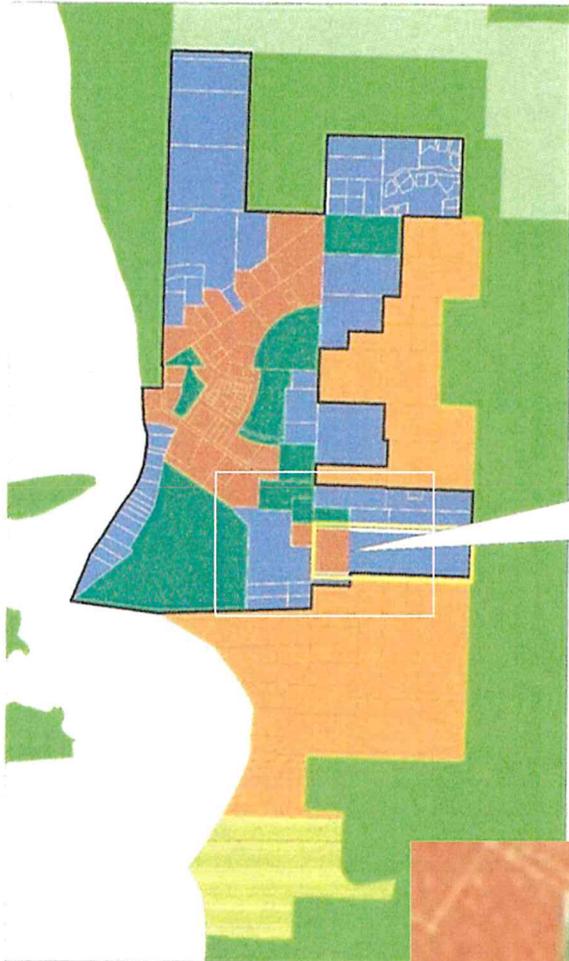
Joseph W. Angel, Member
Weeks Barn LLC
Weeks Garage LLC

Lopez Village Urban Growth Area Land Use Map

Map 5 Council Alternative

Compact Village Core with Commercial and Institutional Designations

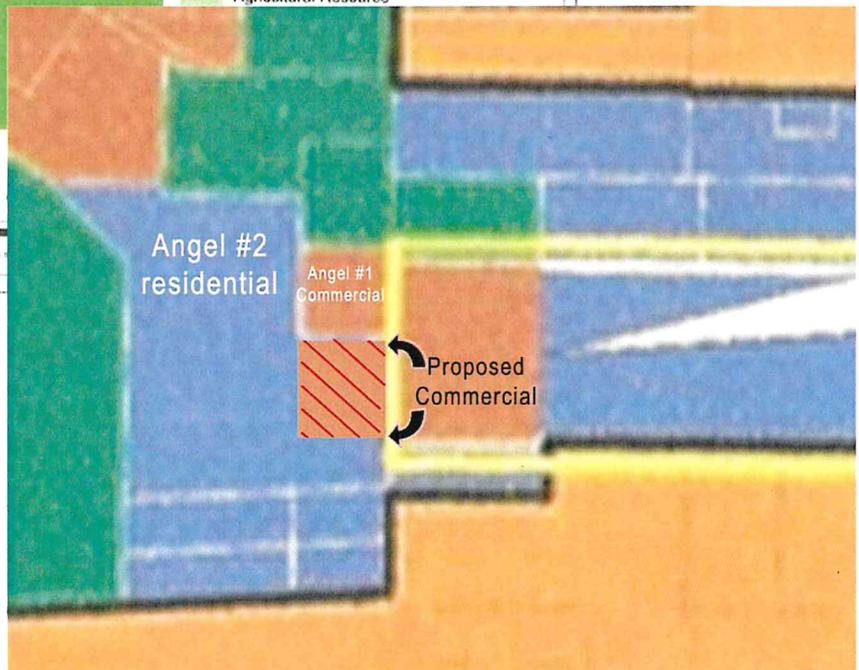
Allows for three distinct areas built
built upon existing patterns of use
resulting in a small commercial area
plus institutional and residential
areas.



Council Alternative:
Split Designation; TPN 252322001000
Area three-hundred (300) feet from
Fisherman Bay Road designated
Village Commercial.
Remaining parcel area to be designated
Village Residential.

- Institutional (No Base Density)
- Commercial (No Base Density)
- Residential (Max. Density 6 dwellings
per acre. A density bonus of 5 dwellings
per acre may be allowed per SJCC Title
18.)
- UGA Boundary
- Agricultural Resource

This map is a graphic representation derived from San Jose
County's Geographic Information System. It is designed and
intended for reference only, and is not guaranteed to survey
accuracy. Information represented on this map is subject to
change without notice.



251549015000

251544005000

Lopez
village

institutional

government

251544006000

Angel #1
Commercial

252211005000

Lot Line
Adjusted

Proposed
Commercial

252322002000

Private
30 Street

252211012000

252211011000

252211010000

251433011000

institutional

2514330030

