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SAN JUAN COUNTY COUNCIL



LCLT

LOPEZ COMMUNITY
LAND TRUST

Building a Sustainable Island Community

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Ms. Erika Shook, Director SJC DCD
Ms. Linda Kuller, Planner SJC DCD
PO Box 947
Friday Harbor, WA 98250

April 9, 2018

Dear Ms. Shook and Ms. Kuller,

The current draft plan of the Lopez Village Planning and Review Committee (LVPRC) shows that our parcel of land located within the Lopez Village UGA will be designated as residential only. As the owner of TPN 251514003, the Lopez Community Land Trust (LCLT) requests that this property be designated for mixed use.

Until recently, the concept has been that land located within the Lopez Village UGA would be designated for dense housing, institutional activities, commercial use and/or mixed-use development. LCLT purchased TPN 251514003 in 2005, and created a master plan for the land, which includes both housing and commercial uses. To date, on this property there are twenty homes, an office, a seed library, a food safety lab, a stone mason yard and two commercial storage spaces for small business owners who live in the neighborhood.

Executive Director Sandy Bishop serves on the LVPRC and has informed the committee that LCLT intends to develop more commercial uses on this property in the future, in keeping with the master plan. The committee has assured her that because a master plan exists for the property, that plan will be honored. It has come to our attention that other property owners currently within Lopez Village UGA boundaries would also like the option of keeping their land designated for mixed use. Can we not find a way to include mixed-use activities within the larger UGA, rather than only within the very small commercial designation?

Sincerely,

Anne Hall, LCLT Board Chair