

## Linda Ann Kuller

---

**From:** Linnea A <linneapaige@hotmail.com>  
**Sent:** Wednesday, April 11, 2018 3:38 PM  
**To:** Linda Ann Kuller  
**Subject:** Kingfisher short plat on Kingfisher Way

Hi, I would like to see Kingfisher Short Plat remain VC, commercial/residential, for the purposes of mixed use. After Rhode Island Design, purchasing the property for subdivision and density, and attending the Randall Arendt Village Planning workshop, I was hoping to see small businesses and artists building on the property. However the subdivision moratorium, the Milagra Water System, and the economic downturn, made it impossible for me to move forward. Finally, I was able to afford to do a 3 lot subdivision, and I sold Lot 1 on Fisherman Bay Road to Lopez Island Coffee Roasters, Currently the Barn Owl Bakery is looking at one of the other Lots, and the "Kingfisher Hotel" has been operating through airbnb for over 2 years, at 44 Kingfisher Way. The subdivision is 2 acres and could currently be 8 lots for houses and/or businesses, soon to be more, if the sub area planners have their way. Lopez is a great place for local art, handmade crafts, healing arts, and local food products. There are not enough places in the center of the Village to accommodate people who want to get started. Having live/work situations would really help with affordability and sustainability. Colin Good's Gallery and Residence is a wonderful example. Maybe Lopez coffee would have a small coffee shop on Kingfisher Way where some of the possible 60 or so future residences could walk for a cup, instead of driving to the Village center. Barn Owl could provide the baked goods. I do not understand why the sub area planners want to separate residences from work space. It would only cause more traffic and make things unaffordable. I have owned the property for 15 years with VC zoning, and I do not want it changed now, just when things are starting to work out.

LINNEA ARNTSON PAIGE M.ARCH  
360 468 4321