

Adam Zack

From: Melissa Lowry <mlowry.melissa@gmail.com>
Sent: Wednesday, August 11, 2021 7:30 AM
To: Adam Zack
Subject: AREA 2 OPAL UGA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

08/11/2021

I would like to address the issue of the changes to the Eastsound Urban Growth Area Land Designations and Residential densities proposed during the Comprehensive Plan update. I live on 188 Spruce Street Eastsound. I would like to oppose the ability for Opal to build on the Area 2 land unless they are allowed only one house per acre and the roads to exit the entire Area 2 are accessed by Bartell Road ONLY. The following roads do not need to be added as an outlet for Area 2: Sunset, Alder, Spruce, Hemlock are not wanting, nor can they handle the added stress of more traffic from the Area 2 density of any magnitude.

While the property was owned by Fred Klein, who tried to develop the land for years to offer to the house to those who live and want to move here, a place with four homes per acre, was turned down over and over. Now that Mr. Klein has sold the land to OPAL community land trust, the San Juan County Department of Community Development is opting to "think about," "discover," and ask what the people want. Those who live on Sunset, Alder, Spruce, and Hemlock have waited to see if the county would change their minds on the land that OPAL acquired since they are granted most anything they request. We do not want the outlets of Area 2 to be on our streets.

The Area 2

It was known as by request in 02/28/2018 by Comprehensive plan map amendment application was sent by Fred R. Klein, who previously owned and tried to get the property to be in the UGA and separate and fill the area for affordable housing on orcas. Now owned by

Parcels: 271223009000

Parcel Number: 271223009000

Owner: OPAL COMMUNITY LAND TRUST

Address:

PO BOX 1133

EASTSOUND WA 98245-1133

Short Legal Description:

PRS GL 3 & GL 4 & GRIFFIN'S N BEACH PK ADDN LOT 15 BLK 4 Sec 12, T 37N, R 2W

NOW, that Opal, who is offering to develop this land, the SJCD CD is willing to look at and allow for the four houses per acre. I am disappointed in the county that allows the denial of a single owner interest; however, it will allow for OPAL to change the rules due to "offering affordable housing." I am not against OPAL; however, I believe that we in the San Juans have an "employee too low of a pay issue rather than a housing issue." While OPAL is offering a need, they are also wrought with issues from housing problems to slow-selling that lasts for over a year to complete for those in need. This can be a disaster.

I am not against developing the land around us, nor am I against the "affordable" housing that OPAL is offering. I am, however, worried about those of us who have worked very hard to keep our property at the highest level of worth possible. When adding OPAL housing to the area, the property values will lower and cause an overload on our roads. While I realize that nothing we say will stop OPAL from attaining all their needs as we have seen in the past, however, I ask that the county not allow the driveway accesses to the following roads from OPAL acquired land from Sunset, Alder, Spruce, and Hemlock

Parcels: 271223009000

Parcel Number: 271223009000

Owner: OPAL COMMUNITY LAND TRUST

Address:

PO BOX 1133

EASTSOUND WA 98245-1133

Short Legal Description:

PRS GL 3 & GL 4 & GRIFFIN'S N BEACH PK ADDN LOT 15 BLK 4 Sec 12, T 37N, R 2W

Please allow only the outlet from Area 2 to be on Bartel Road only, as we all know that the “proposal of UGA to move to let OPAL develop” is only a ruse and that they will get what they ask for every time.

Melissa Lowry
188 Spruce street
Eastsound, WA. 98245
360-298-2903

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.