

Sophia Cassam

From: Jill Patten <jillgentlew@gmail.com>
Sent: Thursday, September 8, 2022 10:14 AM
To: Comp Plan Update
Subject: Argyle annexation

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TO: San Juan County Planning Commission
FROM: Jill Patten, San Juan Island
DATE: September 8, 2022
RE: REQUEST 19-0002 to redesignate a 10-acre parcel at the intersection of Argyle Ave and North Bay Ln from RGU to Friday Harbor UGA.

Request 19-0002 to redesignate 10 acres on Argyle Avenue outside the south end of town was discussed by the commission at the August 20, 2021, meeting as part of a request by the Town to bring this parcel into the UGA along with the adjoining neighborhood to the north. It was decided to table this pending further housing studies promised from the Town. I do not believe that these studies have been completed.

Regardless of whether the Town is involved or not with request 19-0002, the decision to table the request is still valid. The Town should be given time to produce findings regarding its need and ability to absorb and service additional property before large residential parcels are added to the UGA. It is my understanding that the Town is currently conducting a survey to gather community opinion for development of a Housing Action Plan. It seems that the best course of action would be to allow them to complete this process and use the information gained to inform the Commission's decision.

In addition, the commission's recommendations for the comp plan now includes adding this requirement for all properties coming into the UGA: Rather than permitting "minimum densities of 4 units per acre," this section will require minimum densities of at least 4 units per acre. Requiring 40 units on that 10 acre parcel would radically change the character of the neighborhood in a highly visible way, greatly impacting the rural character of the surrounding area, which currently is much more rural, with parcels in the surrounding neighborhood averaging well over half an acre per home. Anyone driving out of town on Argyle would be presented with the sight of a dense suburb. Currently, new development has been tucked away in parts of town where it is less noticeable.

An additional consideration is access to the 10 acres, however it is developed. Traffic down Argyle and around the corner by North Beach Lane tends to be fast, in spite of the 25 mph speed limit, and the increased traffic from that many new residences would be a serious safety concern.

Further consideration of UGA requirements might be needed. More information is certainly needed from the Town before a determination is made on this or any other large addition to the town's residential area.

Thank you so much for your tireless work on this comp plan. I really appreciate the amazing job you are doing on this comp plan.

Respectfully,
Jill Patten
1284 Argyle Ave.