TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 5339 ● www.fridayharbor.org

STAFF REPORT

To: Friday Harbor Town Council

From: Mike Bertrand, Land Use Administrator

Re: Rezone Application No. 71
A Request to Rezone from Professional Service to Commercial

Date: March 27, 2018

Applicant(s) / Legal Owner(s): Friday Harbor Medical Investors, LLC
3001 Keith Street
Cleveland, TN 37312

Subject Property:
The subject property is identified as Tax Parcel Number 351491511 and is located at 660 Spring Street, which includes a main structure of approximately 28,300 ft^2 on a 2.49± acre lot. The San Juan County Assessor's Office describes this parcel as *NE 16 EX IMP 91541 & 91542 Sec 14, T 35N, R 3W, records of San Juan County, Washington.*

Site & Area Characteristics:
The subject property is located on the north side of Spring Street, east of Price Street and west of Blair Avenue.

The parcel abuts a Multi-Family property to the north, Commercial properties to the east and west, and neighboring properties to the south are a combination of Light Industrial and Commercial.

Current & Proposed Zoning:
The subject property is currently zoned Professional Service, as shown on the 2018 Zoning Designation Map (Attachment No. 1). The Comprehensive Plan Land Use Classification of this property is Non-Residential as shown on the 2017 Land Use Map (Attachment No. 2). The applicants are requesting a zone change (rezone) from Professional Service (PS) to Commercial (CO), as applied for on February 2, 2018 (Attachment No. 3).

Please see the table below which outlines Friday Harbor Municipal Code (FHMC) most applicable to this proposal:

Current Zoning: Professional Service	Proposed Zoning: Commercial
17.28.010 Purpose. The purpose of the professional service zone is to provide for administrative and office facilities for the accommodation of professional services and other such uses as may be compatible. The designation is intended to provide a transition zone between commercial use and residential use. (Ord. 1172 § 32, 2001)	**17.32.010 Purpose.** The purpose of the commercial zone is to provide retail and professional services and such other uses as may be compatible. (Ord. 1172 § 38, 2001)
17.28.020 Permitted uses. Permitted uses in a professional service zone shall be as follows: A. Ancillary residential uses on other than ground floor street front areas. Ancillary residential uses are allowed on ground floor away from street front or pedestrian levels if area is less than 50 percent total square footage of business area; B. Accessory uses and buildings normally incidental to the above permitted residential uses; C. Home occupations; D. Bed and breakfast businesses; E. Professional services; F. Governmental services; G. Community or public park and recreation facilities; and H. Cultural, religious, or health care facilities. (Ord. 1372 § 9, 2008; Ord. 1172 § 33, 2001)	**17.32.020 Permitted uses.** Permitted uses in a commercial zone shall be as follows: A. Retail sales not requiring outdoor storage; B. Professional services; C. Indoor entertainment and amusement; D. Transient accommodations; E. Technical services; F. Governmental services; G. Churches; H. Marinas; I. Commercial parking lots; and J. Community or public park and recreational facilities; and K. Ancillary residential uses on other than ground floor street front areas shall be less than 50 percent of the total habitable square footage. (Ord. 1372 § 10, 2008; Ord. 1172 § 39, 2001)
17.28.030 Conditional uses. Conditional uses in a professional service zone shall be as follows: A. Public and private utility structures. (Ord. 1172 § 34, 2001)	**17.32.030 Conditional uses.** Conditional uses in a commercial zone shall be as follows: A. Public and private utility structures; B. Automobile and other machinery repair services contained within an enclosed building; and C. Self-storage rental units. (Ord. 1172 § 40, 2001)
17.28.040 Lot coverage. The maximum lot area covered by structures in a professional service zone shall not exceed 40 percent. (Ord. 1172 § 35, 2001)	**17.32.040 Lot coverage.** C. In all areas of a commercial zone outside of the downtown core, lot area covered by structures may be up to 70 percent; provided, that 50 percent of the required parking is

	located within the structure footprint. (Ord. 1372 § 11, 2008; Ord. 1172 § 41, 2001)
17.28.050 Yards. A. Yard requirements in a professional service zone shall be as follows: Front, rear and side yards shall not total less than 20 feet. B. Exterior walls of buildings shall be constructed in accordance with the fire resistive requirements of the most recently adopted edition of the Uniform Building Code. (Ord. 1172 § 36, 2001)	**17.32.050 Yards.** C. In all other areas of the commercial zone, rear and side yards shall total not less than 20 feet. Exterior walls of buildings shall be constructed in accordance with the fire resistive requirements of the most recently adopted edition of the Uniform Building Code. (Ord. 1172 § 42, 2001)
17.28.060 Access requirements. Access requirements for the professional service zone shall be as defined in the street and storm drainage standards as defined in Chapter 12.02 FHMC. Those properties abutting Guard Street between Culver Avenue and Tucker Avenue shall take their access from Jensen Alley. (Ord. 1172 § 37, 2001)	**17.32.070 Access requirements.** Access requirements for a commercial zone shall be as defined in the street and storm drainage standards as defined in Chapter 12.02 FHMC. (Ord. 1172 § 44, 2001)

Notice & Public Participation:

The Town of Friday Harbor deemed Rezone Application No. 71 complete and the required Notice of Application & Notice of Completeness was advertised in the newspaper of record on February 14 and 28, 2018, and it was posted on the subject property and at two prominent public locations as required.

The 30-day comment period ended March 16, 2018. Comments were submitted on February 28, 2018 by Penelope Haskew (Attachment No. 4); March 2, 2018 by David Balmer (Attachment No. 5); March 7, 2018 by Kerry Hartjen (Attachment No. 6), John and Lorraine Littlewood (Attachment No. 7), Shelley Alan (Attachment No. 8), and Laura Saccio (Attachment No. 9); March 8, 2018 by Cynthia Brast (Attachment No. 10), Cal and Mary Karen Ryan (Attachment No. 11), and Craig Staude (Attachment No. 12); March 9, 2018 by Dana Roberts (Attachment No. 13); March 12, 2018 by Deb Langhans (Attachment No. 14); March 13, 2018 by Linda "Krispi" Staude (Attachment No. 15); March 15, 2018 by Gail and Randy Schnee (Attachment No. 16) and Keith Keyser (Attachment No. 17); March 16, 2018 by Shaun Hubbard (Attachment No. 18); March 16, 2018 by Bill and Rebbie Bates (Attachment No. 19); and March 16, 2018 by Eileen Drath (Attachment No. 20) and Juniper Maas Mercer (Attachment No. 21).

The proposed rezone application is being reviewed under the mandates of ESHB 1724 which restricts review to one open record public hearing. The public hearing regarding this proposal is scheduled to come before Town Council on April 5, 2018 at 5:30 p.m. The public hearing notice for this rezone request is posted on the subject property as well as posted in two prominent public locations, has been advertised twice in the newspaper of record on March 28 and April 4, 2018, and has been sent by USPS mail to the neighboring property owners located within 300 feet of the subject property as required by FHMC Chapter 20.20.

Staff Evaluation:

To support a rezone, the proposed change must bear a substantial relation to the public welfare and the change would need to be consistent with the comprehensive plan. Three basic rules apply to rezone applications: 1) they are not presumed valid; 2) the proponent of a rezone must demonstrate that there has been a change in circumstances since the original zoning; and 3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

A. Is the proposed rezone generally consistent with the Town's Comprehensive Plan land use designation and land use element?

- ***i.*** The requested rezone is consistent with the Non-Residential classification of the subject property shown on the Amended 2002 Town of Friday Harbor Comprehensive Plan Land Use Map (Attachment No. 2).
- ***ii.*** The requested rezone is consistent with multiple Goals and Policies as provided under the Land Use element (Chapter 3) of the Amended 2002 Town of Friday Harbor Comprehensive Plan.

B. Has a substantial change in conditions occurred affecting the use and development of the property that would indicate the requested rezone is appropriate?

- ***i.*** In 2002 the two parcels across Spring Street at the corner of Mullis were changed from Professional Service to Commercial Zoning.
- ***ii.*** In 2015 the medical center property to the east was also rezoned from Professional Service to Commercial.

C. Does the proposed rezone bear a substantial relationship to public health, safety, morals, or general welfare?

While the previous use of the property was a convalescence center, operated by the applicant, this rezone request would still allow use as a convalescence center as well as other permitted uses listed under FHMC 17.32.020. The proposed rezone is consistent with the zoning of adjacent properties and those across the street and, in Staff's opinion, would not have a negative impact on public health, safety, morals or general welfare.

D. The Town Council has the authority under Section 20.08.030(c) of the Friday Harbor Municipal Code to review and act on land use rezones.

Administration Authority:

The zoning designation and the land use classification of the subject property allows the Town Council, if they deem it in the best interest of the Town, the authority to grant the requested zoning change. Per Friday Harbor Municipal Code (FHMC) Section 17.04.040:

> *"The Town Council has the overall authority to adopt reasonable rules and regulations, in addition to those set forth in this title, for the implementation and enforcement of the land use ordinance. Applications for conditional use permits, variances, zoning redesignations, amendments to the ordinance, and amendments to the comprehensive plan shall be filed with the land use administrator on forms provided by the town."*

Recommendation:

In your deliberations consider the following:

- Rezone applications are not presumed valid;
- The applicant(s) of a proposed rezone must demonstrate there has been a change of circumstances since the original zoning unless the proposed rezone implements policies of the Town Comprehensive Plan; and
- The proposed rezone must have a substantial relationship to the public health, safety, morals, or general welfare.

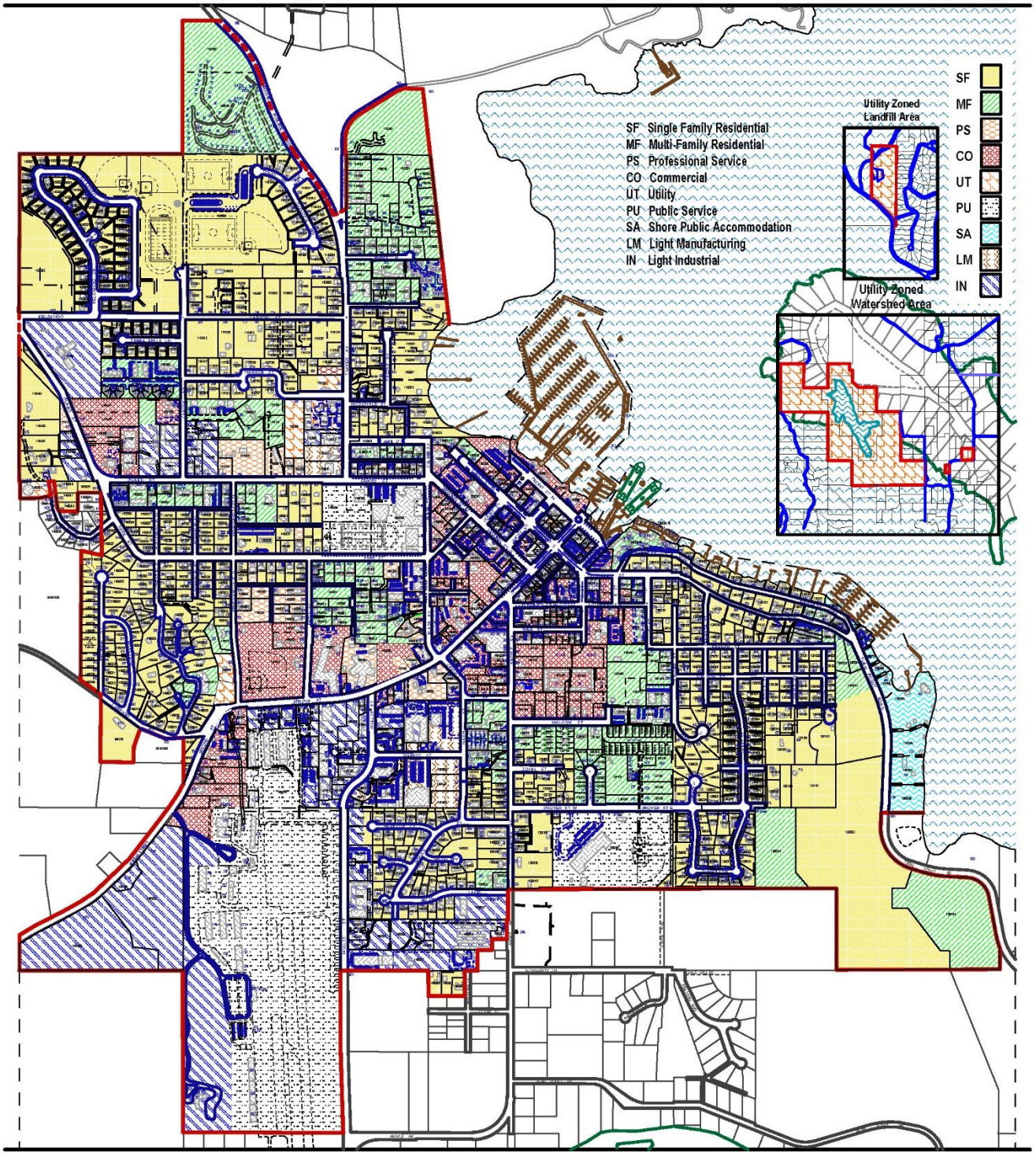
If the Friday Harbor Town Council approves Rezone Application No. 71, they shall direct staff to prepare Facts and Findings and Conclusions of Law.

Attachments:

2018 Zoning Designation Map	Attachment No. 1
Amended 2002 Comprehensive Plan Land Use Map	Attachment No. 2
Rezone Application and Area Map (11 pages)	Attachment No. 3
Comments Submitted by Penelope Haskew on February 28, 2018	Attachment No. 4
Comments Submitted by David Balmer MD, MPH on March 2, 2018	Attachment No. 5
Comments Submitted by Kerry Hartjen on March 7, 2018	Attachment No. 6
Comments Submitted by John & Lorraine Littlewood on March 7, 2018	Attachment No. 7
Comments Submitted by Shelley Alan on March 7, 2018	Attachment No. 8
Comments Submitted by Laura Saccio on March 7, 2018	Attachment No. 9
Comments Submitted by Cynthia Brast on March 8, 2018	Attachment No. 10
Comments Submitted by Cal & Mary Karen Ryan on March 9, 2018	Attachment No. 11
Comments Submitted by Craig Staude on March 9, 2018	Attachment No. 12
Comments Submitted by Dana Roberts on March 9, 2018	Attachment No. 13
Comments Submitted by Deb Langhans on March 12, 2018	Attachment No. 14
Comments Submitted by Linda "Krispi" Staude on March 13, 2018	Attachment No. 15
Comments Submitted by Gail & Randy Schnee on March 15, 2018	Attachment No. 16
Comments Submitted by Keith Keyser on March 15, 2018	Attachment No. 17
Comments Submitted by Shaun Hubbard on March 16, 2018	Attachment No. 18
Comments Submitted by Bill & Rebbie Bates on March 16, 2018	Attachment No. 19
Comments Submitted by Eileen Drath on March 16, 2018	Attachment No. 20
Comments Submitted by Juniper Maas Mercer on March 16, 2018	Attachment No. 21

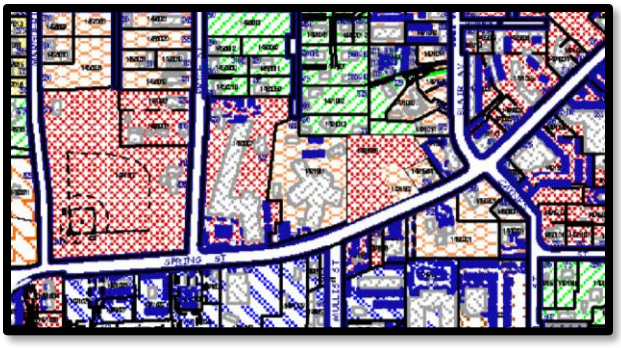
ZONING

02/15/18 std



T:\FastCAD750Maps\std\2018\base2018_01a.FC7

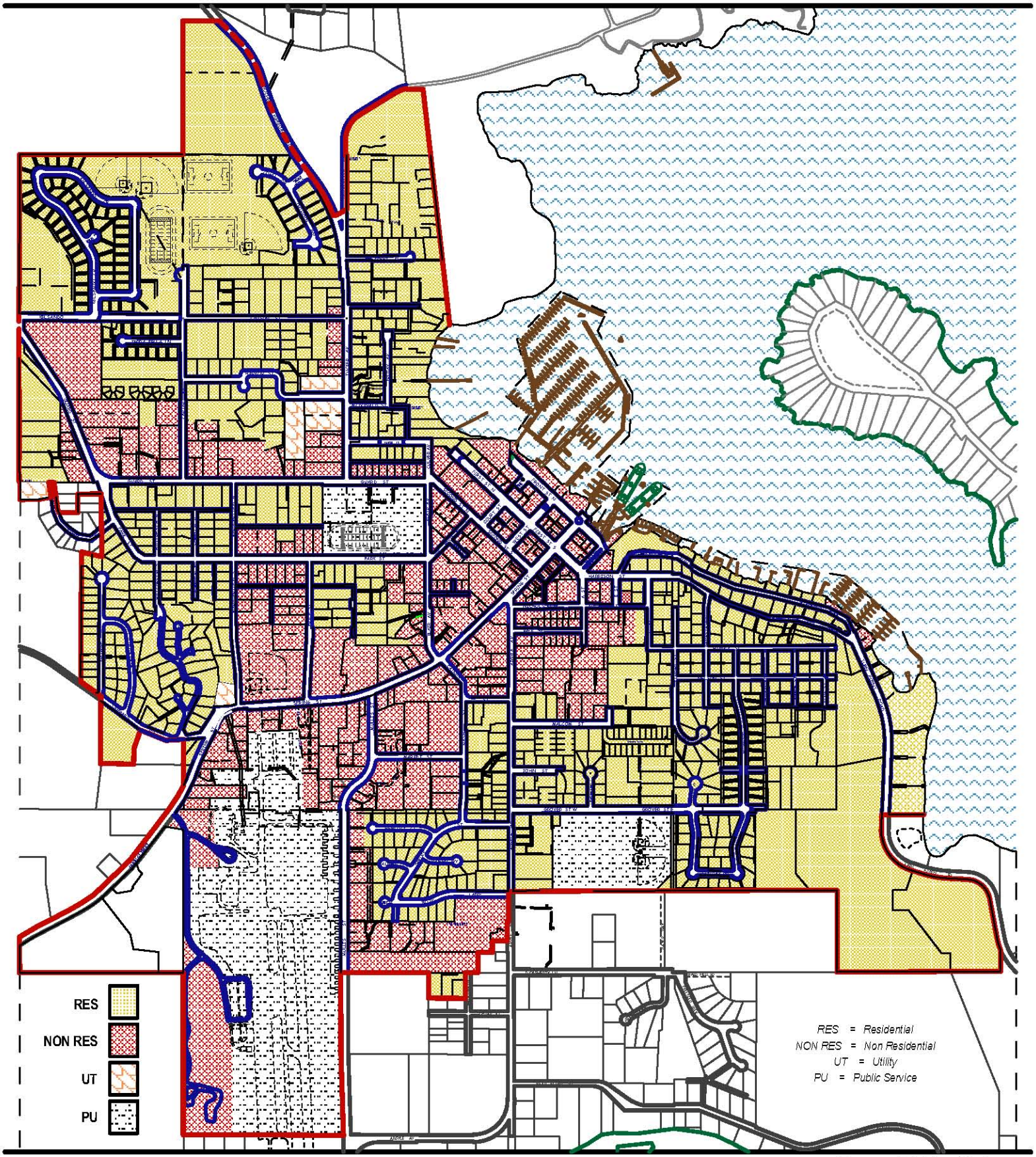
Town of Friday Harbor



Attachment No. 1

Land Use Map

08/14/17 std



T:\FastCAD750Maps\std\2017\base2017_02j.FC7

Town of Friday Harbor

Attachment No. 2

Town of Friday Harbor
Finance Office

FEB 0 2 2018

RECEIVED

RZN#071

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

REZONE APPLICATION

Application date: 2/2/18	Tax Parcel number:
Applicant name: Friday Harbor Medical Investors, LLC ✓	Phone number: 253 952 2184
Mailing address: 3001 Keith St., Cleveland, TN 37312 ✓	

Area requested for Rezone: (Street address or other description)

660 Spring St. ✓
Former Life Care Facility

TPN:
35491511
H

Legal Description: Attached 2 pages

Current Zoning: Professional Services

Proposed Zoning: Commercial

Please list below or attach a list of names and complete mailing addresses of owners of record of all property adjacent to that for which Rezone is requested.

Attached.

~~Town of Friday Harbor~~
Finance Office

FEB 0 2 2018
~~Check #~~ 28619
PAID
MRH
16939

~~RECEIVED~~
Date
FEB -5 2018

Signature of Applicant (or Authorized Agent)

FOR OFFICE USE ONLY

TOWN OF FRIDAY HARBOR
~~Community Development~~
DATE RECEIVED AS COMPLETED APPLICATION

☒ FEE PAID

SIGNATURE OF LAND USE ADMINISTRATOR

POSTED
FEB 05 2018

TR# 018325

Attachment No. 3

Bill Giesy
POB 1580
Friday Harbor, WA 98250
billgiesy@gmail.com
360 378 7540

February 2, 2018
Mike Bertrand
Land Use Administrator
Town of Friday Harbor
HAND DELIVERED

Dear Mr. Bertrand,

We are making the attached rezone application due to the changing nature of the neighborhood in which the property is located, and due to the likely necessity of changing the use of the currently vacant building(s) on the property.

The property is between two commercially zoned parcels and it's possible a future use may involve combining this property (2.5 acres) with the adjacent former Medical Center (1.3 acres).

The property is at the Mullis/Spring Street intersection, a major connection between the south and west part of the island to Friday Harbor. The uses around the intersection are becoming more commercial in nature including a hotel, retail hobby store, coffee stand, auto parts store, gas station and a beauty shop. A professional service building, art museum, and a private school are among the few remaining non-commercial uses in the area.

Please let me know if we can provide anything further for this application.

Sincerely,

Bill Giesy, Agent for Friday Harbor Medical Investors, LLC

1 of 2

EXHIBIT "A"

Legal Description

PARCEL A:

Meaning and intending to describe all and the same land and premises described under Auditor's File No. 89160814, and as shown as Parcel Two upon that Record of Survey recorded in Book 8 of Surveys, page 56, records of San Juan County, Washington, and more particularly described as follows:

That portion of the east half of the Northeast quarter of Section 14, Township 35 North, Range 3 West, W.M., and Lots One, Five, Six, Seven and Eight of PRICE'S ADDITION TO FRIDAY HARBOR as recorded in Volume 1 of Plats, page 87, records of said county, described as follows:

Beginning at the Southeast corner of that parcel described under Auditor's File No. 89160814, records of said county, from which the east quarter corner of said Section 14 bears South 46°35'52" East, 1471.92 feet;

THENCE proceeding along the north margin of Spring Street as described in Book 4 of Surveys, page 94, records of said county, South 66°46'00" West, 41.77 feet;

THENCE along a curve to the right having a radius of 970.00 feet an arc distance of 246.01 feet to a point on said north margin from which a coin and nail marked LS 15038 in the centerline of Spring Street as shown upon said survey bears South 59°48'13" West, 72.45 feet;

THENCE turning North 00°07'07" East, 48.39 feet to a coin and nail marked LS 15038;

THENCE South 89°52'53" East, 22.00 feet;

THENCE North 00°07'07" East, 36.29 feet to the South boundary of Lot 1, said plat of PRICE'S ADDITION;

THENCE along the South boundary of Lot 1 South 89°47'20" East, 18.53 feet to a coin and nail marked LS 15038;

THENCE along the East boundary of Lot 1 North 00°12'40" East 84.73 feet to a 5/8-inch diameter rebar with cap marked LS 15038 and the Southeast corner of Lot 5, said plat of PRICE'S ADDITION TO FRIDAY HARBOR;

THENCE along the South boundary of said Lot 5 North 89°47'20" West, 48.68 feet;

THENCE turning North 06°27'36" East, 49.27 feet to a 5/8" diameter rebar with cap marked LS 15038;

THENCE North 06°27'36" East, 231.81 feet;

Unofficial Copy

2 of 2

THENCE North 67°37'07" East, 72.29 feet to a 5/8" diameter rebar with cap marked LS 15038 and the Southeast corner of Lot 9, as it is shown on said plat of PRICE'S ADDITION TO FRIDAY HARBOR and from which a 5/8" diameter rebar with cap marked LS 15038 bears North 89°42'06" West, 10.11 feet;

THENCE South 89°51'44" East, 20.00 feet; THENCE South 00°08'16" West, 66.21 feet to a 5/8" diameter rebar with cap marked LS 15038;

THENCE South 89°40'39" East, 182.11 feet;

THENCE South 00°07'07" West, 322.48 feet to the POINT AND PLACE OF BEGINNING.

PARCEL B:

An easement for ingress, egress and utilities as described under Auditor's File No. 90169142, records of said county.

Unofficial Copy

San Juan County

Assessor Homepage | Treasurer Homepage

15680 FRIDAY HARBOR MEDICAL INVESTORS LLC for Year 2016 - 2017

Subject Property

Property

Account

Property ID:	15680	Legal Description:	NE 16 EX IMP 91541 & 91542 Sec 14, T 35N, R 3W
Tax Parcel #:	351491511000	Agent Code:	
Type:	Real		
Tax Area:	0490 - FRIDAY HARBOR	Land Use Code	65
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	35	Section:	14
Range:	3	Legal Acres:	2.5225

Location

Address:	660 Spring St SAN JUAN ISLAND,	Mapsco:	
Neighborhood:	Friday Harbor- Area 01-Comm	Map ID:	SAN JUAN ISLAND
Neighborhood CD:	11016		

Owner

Name:	FRIDAY HARBOR MEDICAL INVESTORS LLC	Owner ID:	19727
Mailing Address:	3001 KEITH ST CLEVELAND, TN 37312-3713	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2018 - 12745 (First Half/Next)	$11544.58	$6.64	$0.00	$0.00	$11551.22
2018 - 12745 (Balance)	$23089.10	$13.28	$0.00	$0.00	$23102.38

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/02/2018

Amount Due if Paid on:

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice

1 in = 100 feet

0 50 100 150 200 ft

My Map

Printed from Polaris Property Search - San Juan County WA

Date: 2/1/2018

Time: 12:04:40 PM

Subject Property

San Juan County

Assessor Homepage | Treasurer Homepage

15376 DON DON SUK & SOON NAM JANG TTEES for Year 2016 - 2017

Property

Account

Property ID:	15376	Legal Description:	PRICE'S ADDN TO FH, PR LTS 1 THRU 9 EX IMP 56067 & 56068 SFTPO Sec 14, T 35N, R 3W
Tax Parcel #:	351456007000	Agent Code:	
Type:	Real		
Tax Area:	0490 - FRIDAY HARBOR	Land Use Code	16
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	35	Section:	14
Range:	3	Legal Acres:	3.4991

Location

Address:	680 Spring St SAN JUAN ISLAND,	Mapsco:	
Neighborhood:	Friday Harbor- Area 01-Comm	Map ID:	SAN JUAN ISLAND
Neighborhood CD:	11016		

Owner

Name:	DON DON SUK & SOON NAM JANG TTEES	Owner ID:	12132
Mailing Address:	13110 AVENIDA SANTA TECLA UNIT A LA MIRADA, CA 90638-6312	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2018 - 12463 (First Half/Next)	$18665.20	$7.00	$0.00	$0.00	$18672.20
2018 - 12463 (Balance)	$37330.31	$13.98	$0.00	$0.00	$37344.29

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/01/2018

San Juan County

Assessor Homepage | Treasurer Homepage

15726 SAN JUAN COUNTY PUBLIC HOSPITAL for Year 2016 - 2017

Property

Account

Property ID:	15726	Legal Description:	FRIDAY HARBOR TRACTS 15-10, PR SE-NE Sec 14, T 35N, R 3W
Tax Parcel #:	351491565000	Agent Code:	
Type:	Real		
Tax Area:	0490 - FRIDAY HARBOR	Land Use Code	65
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	35	Section:	14
Range:	3	Legal Acres:	1.3005

Location

Address:	550 Spring St SAN JUAN ISLAND,	Mapsco:	
Neighborhood:	Friday Harbor- Area 01-Comm	Map ID:	SAN JUAN ISLAND
Neighborhood CD:	11016		

Owner

Name:	SAN JUAN COUNTY PUBLIC HOSPITAL	Owner ID:	29067
Mailing Address:	DISTRICT #1 550 SPRING STREET FRIDAY HARBOR, WA 98250-8057	% Ownership:	100.0000000000%
		Exemptions:	EX

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 02/01/2018

Amount Due if Paid on:

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due

San Juan County

Assessor Homepage | Treasurer Homepage

15648 CHARLES R CHEVALIER for Year 2016 - 2017

Property

Account

Property ID:	15648	Legal Description:	FRIDAY HARBOR TRACTS 10-13 PR NE-NE Sec 14, T 35N, R 3W
Tax Parcel #:	351491013000	Agent Code:	
Type:	Real		
Tax Area:	0490 - FRIDAY HARBOR	Land Use Code	12
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	35	Section:	14
Range:	3	Legal Acres:	0.4819

Location

Address:	333 Blair Ave SAN JUAN ISLAND,	Mapsco:	
Neighborhood:	Friday Harbor Core	Map ID:	SAN JUAN ISLAND
Neighborhood CD:	11021		

Owner

Name:	CHARLES R CHEVALIER	Owner ID:	16187
Mailing Address:	PO BOX 444 FRIDAY HARBOR, WA 98250-0444	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2018 - 12718 (First Half/Next)	$1008.41	$5.95	$0.00	$0.00	$1014.36
2018 - 12718 (Balance)	$2016.74	$11.90	$0.00	$0.00	$2028.64
2017 - 12735 (Balance)	$1813.51	$11.90	$200.00	$182.55	$2207.96
2016 - 12758 (Balance)	$925.31	$5.95	$74.24	$149.00	$1154.50
2015 - 12757 (Balance)	$1910.08	$11.66	$210.63	$653.38	$2785.75

Total Amount to Pay: $

This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice

1 in = 100 feet

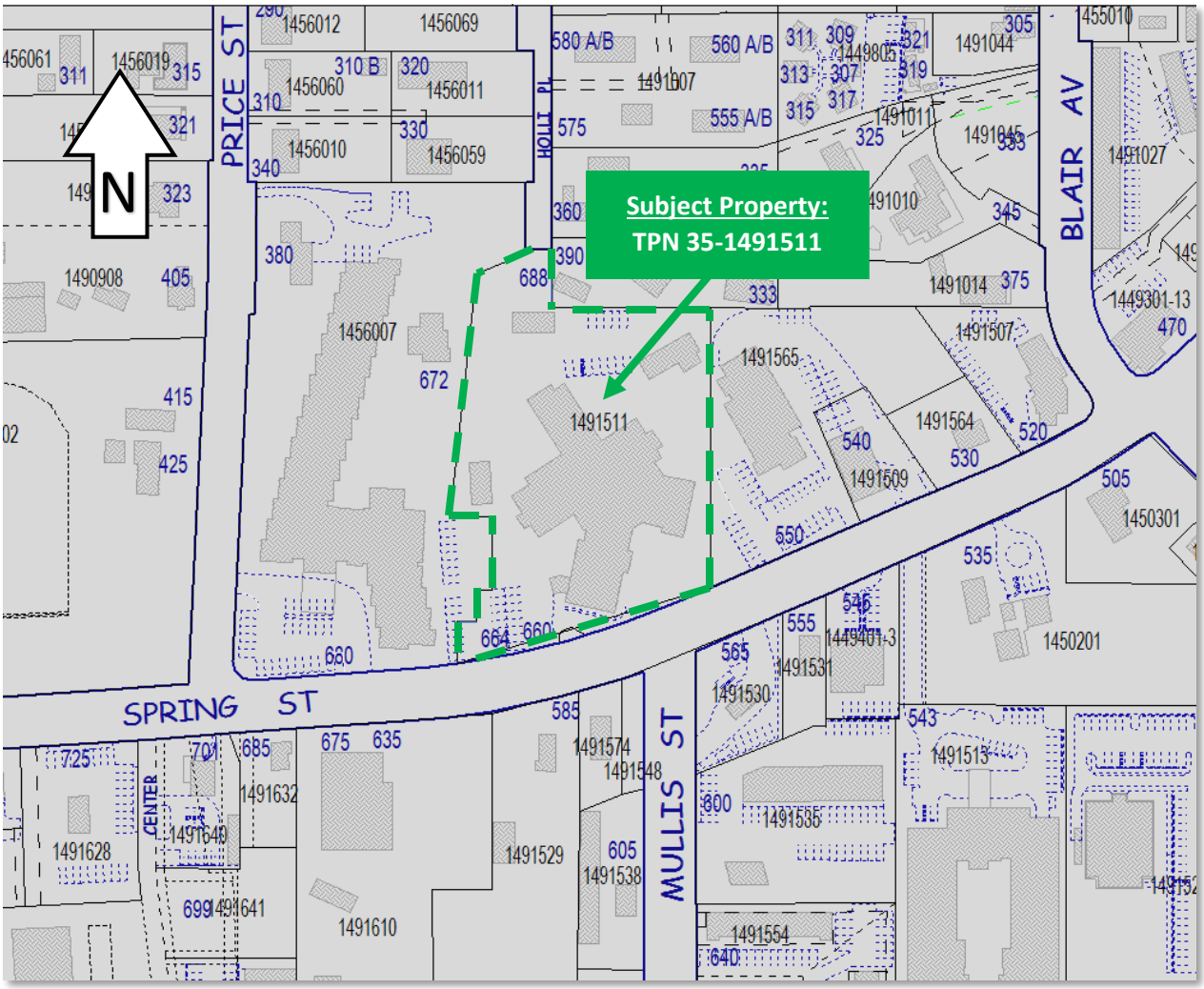
0 50 100 150 200 ft

My Map

Printed from Polaris Property Search - San Juan County WA

Date: 2/1/2018

Time: 12:04:40 PM



Rezone No. 71

Friday Harbor Medical Investors, LLC

Request to rezone from Professional Service to Commercial.

Area Map

Mike Bertrand

From: Penelope Haskew <penelopehaskew@gmail.com>
Sent: Wednesday, February 28, 2018 5:03 PM
To: Mike Bertrand
Subject: Convalescent Center Property

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
FEB 28 2018
TOWN OF FRIDAY HARBOR
Community Development

Dear Mr. Bertrand,

I am writing to urge you to make every possible effort to find a new owner/tenant for the old Life Care Center which will continue the tradition of using the space to take care of our island's elderly and infirm. It is an enormous burden on residents to have no on-island care facility for their families and themselves when they need convalescent care or other long term care. Please do not rezone this property to make way for a business that caters solely to visitors. Put island resident's needs ahead of the insatiable appetite for ever more tourists and take care of the people who put you in office.

Thank you,

Penelope Haskew

Attachment No. 4

Mike Bertrand

From: David Balmer <balmer.david@gmail.com>
Sent: Friday, March 2, 2018 10:33 AM
To: Mike Bertrand
Cc: Town Council
Subject: Land Use Administration

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
MAR - 2 2018
TOWN OF FRIDAY HARBOR
Community Development

Dear Sir,

The discussion of the relative importance of increasing the hospitality accommodation capacity versus the merits of increasing the capacity for elder residential care can be informed by the demographic shift occurring in our island community. The 2010 and 2016 census data sets tell an intriguing story: In the 6 years between the two reports the population in the county has increased 3.5%. At the same time, the over 65yr old population has increased from 23% to 32% of the population (an increase of 39%). The mainland Washington population of those over 65 years old is only 14% and stable.
Given that the Medicare population represents the major burden on acute and post-acute care services, respite care and long-term care, health care delivery in the county is going to be increasingly focused on the elderly.
The degree to which these demands are met in the county will determine the welfare and quality of life for a significant and growing sector of the population. In addition, the reassurance that adequate services are available will encourage future residents to come to the islands and existing residents to remain.
In contrast, all things being equal; no additional construction, increasing the capacity for seasonal accommodation for visitors does not appear to be of superior benefit to our community.

David Balmer MD, MPH
Balmer.david@gmail.com

Sent from Mail for Windows 10

Attachment No. 5

Mike Bertrand

From: Kerry Hartjen <creativefool2@yahoo.com>
Sent: Wednesday, March 7, 2018 8:12 AM
To: Mike Bertrand
Subject: Convalescent Center

Hello Mike. As a full-time Friday Harbor resident, I am concerned about the loss of the Life Care Center and even more concerned about the possibility of that property being rezoned and turned into a hotel.

Our local population desperately needs a convalescent center right here on the island, far more than we need more hotel rooms (especially considering the two other hotels currently in the works).

As a community, I believe we should be doing whatever we can to find a qualified provider who will reopen the life care center and bring convalescent care back to our community.

Thank you,

Kerry Hartjen

Sent from Yahoo Mail on Android

RECEIVED
MAR - 7 2018
TOWN OF FRIDAY HARBOR
Community Development

Attachment No. 6

Mike Bertrand

From: Littlewoods <captains2@centurylink.net>
Sent: Wednesday, March 7, 2018 10:38 AM
To: Mike Bertrand
Subject: Re-zoning of the old convalescent center property

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
MAR - 7 2018
TOWN OF FRIDAY HARBOR
Community Development

Mr. Bertrand,

We've just been informed of the pending request to re-zone the property on which the former convalescent center sits so that it can be made available for the construction of a new hotel.

We would respectfully submit that this request should be denied for the following reasons:

- A new 30+ room hotel is already in the process of being established on First Street. The addition of yet another structure of presumably similar capacity seems substantially out of synch with the goal of preserving the small town nature of Friday Harbor.
- The need to replace the former convalescent center with an enterprise with a similar focus is acute. Our community at large needs to be able to care for its citizens at all stages of their lives if we are to retain that sense of community over time. The recent Health Needs Assessment (Peace Island Medical Center) and Community Needs Task Force (Community Foundation of San Juan Island) reports both fully document this conclusion. If we fail to do this, we risk becoming just another resort destination that imports its workers and exports those who no longer directly support the tourist economy.

Please give this matter your most careful consideration, with a view to what outcome will provide the greatest over-all community benefit.

Thank you for your time.

John & Lorraine Littlewood

Attachment No. 7

Mike Bertrand

From: Shelley Alan <salan_cort@yahoo.com>
Sent: Wednesday, March 7, 2018 10:53 AM
To: Mike Bertrand
Subject: hotel vs life care

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
MAR - 7 2018
TOWN OF FRIDAY HARBOR
Community Development

The issue is really quite simple: do we find a way to reopen the LifeCare Center or do we give up, re-zone and make the facility a hotel?

Do we assure our aging islanders that they will be able to stay on the island they love, with the support of their families? Or, do we cater to tourists who, between airbnb, vrbo, bed and breakfasts, hostels, motels and hotels, have plenty of places to stay?

Do we put community and islanders first?

I certainly hope so!

Shelley Alan
Friday Harbor

Attachment No. 8

Amy Taylor

From: Laura Saccio <laura@earthboxinn.com>
Sent: Wednesday, March 7, 2018 4:07 PM
To: Amy Taylor
Cc: Mike Bertrand; Duncan Wilson; Carol Holman
Subject: Re: FW: New Hotel Development Projects - impacts on workforce shortage and housing crisis

Thanks for getting back to me so quickly, Amy.

I'm fine with it being part of the Public Comment.

RECEIVED
MAR - 7 2018
TOWN OF FRIDAY HARBOR
Community Development

Laura

Earthbox Inn & Spa and Bird Rock Hotel
EarthboxInn.com and BirdRockHotel.com
PO Box 1729, Friday Harbor, WA 98250
360.378.4000

On Wed, Mar 7, 2018 at 4:05 PM, Amy Taylor <amyt@fridayharbor.org> wrote:

> Hi Laura,
>
> Thank you for submitting comment.
>
> This email touches on 2 different properties/issues. Both will be subject of future hearings.
>
> Unless you say otherwise, your email will become public comment for both.
>
> The staff report for Thursday, March 15th is available on the Town's website under "What's New".
>
> Sincerely,
>
> Amy

From: Laura Saccio <laura@earthboxinn.com>
Sent: Wednesday, March 7, 2018 3:51 PM
To: Town Council <towncouncil@fridayharbor.org>; Amy Taylor <amyt@fridayharbor.org>; Mike Bertrand <mikeb@fridayharbor.org>
Subject: New Hotel Development Projects - impacts on workforce shortage and housing crisis

Dear Town Council, Amy and Mike,

I'm writing to you today to address the two new proposed hotel development projects.

Under normal circumstances, as a business owner, I don't feel threatened by increased competition, it is a natural part of the evolutionary process in a successful industry. However, I feel that it is imperative that the community look at these two projects holistically and consider how they will affect the community at large.

Obviously, I have a horse in the race here. With the Front Street and Spring Street projects adding a significant amount of new rooms into inventory over the next year or two, this has the potential to impact both of my properties very negatively. But in addition to that, I think it may hit the community harder than people are prepared for.

As you may know, as part of the cooperative County and Town Tourism Master Planning Process, we identified several areas that are negatively impacting the overall health of this community, especially economically, and especially in the tourism arena. Two of the TOP-TIER items were **workforce shortage** and the **housing crisis**. The addition of the Front Street property and the Spring Street property serve only to exacerbate those two problems, not just for those of us hotel and B&B owners, but ANY business owner hoping to hire people and find a place to house them. As if finding employees that can afford to live hasn't been hard enough already, this will only add fuel to the fire.

And I do think it is only fair to look at the existing lodging operators and imagine what the direct affects will be on us. This will significantly decrease our income and increase our expenses. Many of us extremely seasonal businesses already have to draw on our lines of credit just to make it through the slower season. In addition to increasing the number of available rooms in an area that has already increased significantly over the last several years [with the incredible growth of AirBnB properties who don't really compete on a level playing field, for example, they don't have to get all of the health & safety licenses that all of us business owners do], this will hit the existing lodging providers in the gut. Sure, there may be demand for more rooms in the very highest season (July 4 through mid-August), but outside of that, very few of us are operating at full capacity and struggle to make it through the winters. The addition of that much new inventory may make it impossible for some of us to continue to employ people year-round.

Is it fair to change zoning laws and building guidelines to accommodate new businesses that existing businesses have been following for years? Is it fair to make allowances that will cripple many local businesses and add to the already serious workforce and housing issues? I don't think so.

I am sorry that I won't be able to attend the hearings myself as I will be out of town, but I was hoping that you, at least, could understand my sentiments.

Thank you for listening!

Laura

Earthbox Inn & Spa and Bird Rock Hotel

EarthboxInn.com and BirdRockHotel.com

PO Box 1729, Friday Harbor, WA 98250
360.378.4000

Mike Bertrand

From: Cynthia Brast <cynthiabrast@icloud.com>
Sent: Thursday, March 8, 2018 9:58 AM
To: Mike Bertrand
Subject: Land use and Life Care Center

RECEIVED
MAR – 8 2018
TOWN OF FRIDAY HARBOR
Community Development

Dear Mr. Bertrand,

I would like to voice concern over the proposed rezoning of the former Life Care Center property so it can be sold and replaced with a hotel. Given that the town of Friday Harbor was at or over capacity (ask Duncan about this) with tourists last year, it seems that yet another hotel is going to compound town, and out-of-town resident problems such as parking, ferry reservations, and most importantly...water.

The former Life Care/Convalescent Center provided a truly necessary and appreciated service for island residents. It allowed care for family members on-island. Having a family member in a hospital or long-term care facility off-island is a burden on family members, financially and emotionally. It also hinders recuperation and healing for the individual in care when they are separated from their family. The loss of this facility has been a profound hardship on hard-working families on our island. While a new hotel may bring perceived (by some) needed revenue for the town, I believe it is also important to be hospitable to our island family. I firmly believe we should really think long and hard about the impact of growth and development on the quality of life we share on our island.

Most sincerely,

Cynthia Brast

Attachment No. 10

Mike Bertrand

From: Mary Karen Ryan <mkcalryan@gmail.com>
Sent: Thursday, March 8, 2018 11:24 AM
To: Mike Bertrand
Subject: Convalescent Center

RECEIVED
MAR - 9 2018
TOWN OF FRIDAY HARBOR
Community Development

Hello.
We are writing to express our opinion on future uses of the convalescent center.

We were saddened to learn that there is interest in turning the building into a hotel, once again serving our tourists before our local population. Let's exhaust all possibilities for offering much needed care for our elderly and convalescing locals before making such a change. There is a task force studying uses for this facility. They need to complete their work before rezoning decisions are contemplated.

We strongly urge our planning commission to keep this facility zoned as professional service.

Thank you.
Cal and Mary Karen Ryan

Attachment No. 11

Mike Bertrand

From: craig&krispi staude <staude@centurytel.net>
Sent: Thursday, March 8, 2018 1:23 PM
To: Mike Bertrand
Cc: Mayor Farhad Ghatan; Barbara Starr
Subject: Re-zoning of Life Care property

RECEIVED
MAR - 9 2018
TOWN OF FRIDAY HARBOR
Community Development

Mr. Mike Bertrand
Friday Harbor Town Planning Commission

Dear Mr. Bertrand,

I wish state my opposition to the possible rezoning of the Life Care Center property from "professional services" to "commercial."

As a long-time resident of this community I have always valued (and at times needed) the services of the convalescent center. Its recent closure was an immense loss of our island's resources. Having reasonably-priced senior care facilities is necessary for any community, and especially for one with our demographic of aging citizens. Let me offer a few examples from my personal experience.

For several years an older friend of mine, Elinor Franck, was a wheel-chair-bound resident of the Center. I was able to push her to and from Sunday services at our church a few blocks away. This raised her spirits and increased her quality of life in her final years... and it enriched my life as well.

Another friend, Mary Kobiella, was a resident of Life Care until its recent closure. Her daughter eventually found a spot for her in a senior home in Stanwood, WA. Now instead a frequent (almost daily) visits, her daughter who owns a business in Friday Harbor must take a ferry once a week and drive an hour to see her mother. I've only managed to see Mary once since she moved.

About 15 years ago I fell from a ladder and injured my back. I was admitted to the convalescent center for observation.

As a member of a local music group I have performed for residents of the Center... to the enjoyment of audience and musicians alike!

Over the years (since 1976) I have greatly appreciated seeing Center residents at community activities like the Fourth of July parade or the long-ago Christmas Posada. It is so important to see our aging friends still included in community activities.

Now retired, I might someday need convalescent care, and would not want to move off-island, away from my friends.

I appeal to Commission members to see this as an essential community service, and not a business opportunity. I urge to Town to retain the "professional services" status of this property and actively solicit a new owner; ideally a not-for-profit organization that will keep the costs within range for the majority of aging islanders.

Thanks for your consideration.

Craig Staude
Friday Harbor
staude@centurytel.net

Attachment No. 12

RECEIVED
MAR - 9 2018
TOWN OF FRIDAY HARBOR
Community Development

March 9, 2018

Dear Town Council members,

I have heard there is a rezoning request for the former Life Care property, to change from Professional Services to Commercial. Evidently this rezone has been requested to increase the salability of the property, such as for a hotel.

I strongly oppose any such rezoning. Besides the obvious long-term vacancy of a number of commercial properties in town, as well as the proposed three-story hotel on the waterfront calling into question the need for yet another hotel, I have a personal interest in this matter. My mother was a resident of Life Care. After she was forced to move out, she suffered a severe urinary tract infection, fell and broke her femur, and died – all within two weeks. (She seemingly had been one of the "lucky" residents, being one of only three private-pay clients, which gave her the option of staying on the island after Life Care's demise. However, she was unable to find the level of care she needed.)

The Life Care location is supremely suited to house a convalescent center / rehabilitation facility. The island desperately need such a facility – not only for our older-than-average population, but for anyone who needs temporary rehabilitation. The desires of the current property owners to make a quick sale does not match, at all, the true needs of our island. Please leave the current zoning in place in the hopes of attracting a buyer who will re-establish a rehabilitation / long-term care facility.

Thank you.

Dana Roberts

1130 Miller Road

Friday Harbor, WA 98250

RECEIVED
MAR 12 2018
TOWN OF FRIDAY HARBOR
Community Development

March 12, 2018

Michael Bertrand, Land Use Administer
P.O. Box 219
Friday Harbor, WA 98250

Dear Mike,

Recently some friends of ours, former residents of San Juan Island now relocated on Lopez, were giving us a short tour of their island. During our drive, they disclosed that a major reason for their move was their appreciation of Lopezian commitment to no or little growth. Both my husband & I immediately responded that we believed most San Juan Islanders were comparably devoted to quality of life & sustainable environment; that, while we might not be as adamant as Lopezians, SJIslanders were definitely still committed to a healthy balance.

Yesterday we learned about the pending purchase & hopeful rezoning of our old convalescent hospital in order to expedite development of a hotel in its place. Hours later we were reminded of the new 3-story, 29-unit hotel currently under construction across from the courthouse. Now my husband & I feel the need to retract our confident assertion to our Lopezian friends.

After speaking with two real estate brokers about the convalescent hospital deal, we learned that it hasn't even been six months since it closed & the powers that be have obviously abandoned the commitment to find similar use for the facility. Juniper Maas Mercer (of Juniper Lane Guest House) recently wrote about an Oregonian gentleman who had expressed interest last month in investing in both the medical clinic & convalescent center. (His family owns two other small care operations in Oregon.) I'm wondering if anyone researching options for the old convalescent facility ever pursued this lead.

Based on the facts of which we're aware, it appears that accommodating more tourists is viewed as more important than the needs--both present & future-- of local community members. If another healthcare facility isn't a realistic option for the old convalescent hospital, shouldn't lower income housing for our ever-growing senior population at least be explored on that site?

We seriously hope the heartfelt sentiments & concerns of our local community members will outweigh the shorter term economic gains of escalating development on this island. With that goal in mind, thank you for rejecting or at least postponing any rezoning of the old convalescent hospital property, so more time & effort can be invested in finding suitable buyers & options that will enable better longterm outcomes for San Juan Islanders.

Sincerely,

Deb Langhans ~

Deb Langhans ~
460 Kanaka Bay Road, Friday Harbor

Attachment No. 14

Mike Bertrand

From: krispi & craig <staude@centurytel.net>
Sent: Tuesday, March 13, 2018 4:06 PM
To: Mike Bertrand
Subject: Zoning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
MAR 13 2018
TOWN OF FRIDAY HARBOR
Community Development

Dear Mike Bertrand,

We do not need another hotel. There are many rooms for rent for short term use. What we need is a convalescent Center and good housing for the employees of the businesses that currently exist.

Please retain the designation of professional services to the site of the previous convalescent center. We need a convalescent center more than a hotel. I have had many friends make use of the center in the past 40 years that I have lived here. Some for short term need, some for longer term and end of life events. My mother lived there for a few months at the end of her life. My husband needed overnight care when he fell and broke his back just prior to being sent to the hospital.

Thank you for taking care of our county. We need to keep a wide-angle view on the use of our land.

Sincerely,

Linda "Krispi" Staude

Attachment No. 15

Mike Bertrand

From: Gail Schnee <gailre8@hotmail.com>
Sent: Thursday, March 15, 2018 5:04 PM
To: Mike Bertrand

RECEIVED
MAR 15 2018
TOWN OF FRIDAY HARBOR
Community Development

Dear Mr. Bertrand,

I would like to voice my opinion on changing the zoning from personal services to commercial for the life care center on Spring Street.

My husband and I are local business owners as well as homeowners so we are very interested in the future of this community. We feel that in the best interests of the community, that instead of opening another hotel we need to find a solution of getting another life care center on the island.

It was tragic that the events that occurred with the Life Care Center forced them to close causing the residents to find other places to live off island and in many cases far away from their family that live in the San Juan Islands. It makes it difficult for the families to visit them whereas when they were in the Life Care Center they could visit them every day or at least more frequently than just weekends or a couple times a month.

Not only is there a need for housing and care for the elderly but also rehab services for residents that need physical therapy after a hip or knee replacement. The lack of services eventually will affect everyone who lives here either personally or by association with a spouse or parent.

Friday Harbor is a special place and we feel very lucky to be able to work and live here full time. We are in our 50's and I fear that we will not be able to stay here if my health or my husband's health declines in the future and we are forced to leave because there is no care available.

Also consider that we have a large senior population in our community that will need these services. The Villages are a beautiful facility but they only take residents that do not have health issues and also the expense is out of a lot of people's budgets.

I ask you to please consider keeping the zoning as personal services so that we can hopefully once again get a convalescent/rehab center that is so needed on these islands.

Thank you for your consideration.

Gail and Randy Schnee

Attachment No. 16

Town of Friday Harbor
Finance Office
MAR 15 2018
RECEIVED

Town of Friday Harbor Community Development & Planning
Mike Bertrand Land Use Administrator
P.O. Box 219
Friday Harbor, WA 98250

Dear Mr. Bertrand,

I'm writing today to express my concern for the fate of the now closed convalescent center on Spring St. I know that there is to be a hearing for the possible rezoning of the property as there is a party interested in turning the building into a hotel. If you are like most islanders you probably gave an inward gasp when you heard of LifeCare's closing. The subsequent relocation of residents/patients and the displacement of year-round employees was a double whammy for this small community. The prospect of replacing an important facility for rehabilitating islanders and care for those receiving needed nursing care outside of a hospital setting, with a hotel, seems like civic irresponsibility. How ironic the news that a three story hotel will be built opposite the Courthouse. We seem to be flush with hotels and the hospitality market is looking up, but must we do so at the expense of providing for the health care needs of those close to us who will now have to leave their home environment for lack of a bed?

One thing we see with the health field and care facilities here is not only local care by locals but also year round employment. The industry that caters to tourism is, by definition, seasonal. Employees who work in the hotel and restaurant profession tend to have a long lean period for more than half the year. Locals who try to survive on that livelihood experience much hardship and either become bi-locators or give up those jobs to those who reside here seasonally. Not a particularly sustainable model for community cohesion or economic stability.

My vote is we leave the zoning at the former LifeCare facility intact and vet some interested parties who can infuse capital in a service and livelihood that serves islanders needs not outsiders who come and go with the seasons and take their earnings with them rather than pumping them back into the local economy. I know a bird in the hand is worth two in the bush if an investor is interested in buying the facility now, but it seems prudent to look beyond the quick sale and its promises of tax revenue for the town. For the reasons already stated there is far more to be gained by holding out for an entity that will fulfill multiple needs in our community.

Thanks you for your consideration of this request, Michael.

Respectfully,

Keith Keyser

Keith Keyser
460 Kanaka Bay Rd.
378-8907

Mike Bertrand

From: Shaun Hubbard <shaunalice@gmail.com>
Sent: Friday, March 16, 2018 9:36 AM
To: Mike Bertrand; Town Council
Subject: Comment on Proposed Rezoning of Convalescent Center Property

RECEIVED
MAR 16 2018
TOWN OF FRIDAY HARBOR
Community Development

March 16, 2018

Comment on Proposed Rezoning of Convalescent Center Property

Submitted via Email:

mikeb@fridayharbor.org
Mr. Mike Bertrand, Land Use Administrator Town of Friday Harbor Community Development and planning, PO Box 219 or drop off at 60 2nd street.

Town of Friday Harbor, Town Council
towncouncil@fridayharbor.org

Dear Friday Harbor Land Use Administrator and Friday Harbor Town Council,

I am writing about the proposed zoning changes for the property that was the convalescent center on Spring Street. I was so shocked to hear of its closing last year. I had many family members cared for in that facility, in all it incarnations. I really cannot believe that our island is now lacking such a facility, especially as our population is aging. The need for quality care for our citizens is there and it is great. As I recently earned the title of "senior citizen" while caring for 90-year-old parents, I am even more acutely aware of how important it is that we have help to take care of our elders, and the subsequent generation of elders – believe it or not, we all get old (if we are lucky). This property offers a perfect opportunity for reincarnation as another elder care facility to fill that gaping hole that the previous one left. It would be wise and forward thinking to take advantage of this opportunity and not squander it on a development with less altruistic purposes. Please help our community take care of its own. Thank you for your consideration of this most important social issue.

Sincerely,

Shaun Hubbard
PO Box 805
Friday Harbor WA 98250

Attachment No. 18

RECEIVED
MAR 16 2018
TOWN OF FRIDAY HARBOR
Community Development

To: Michael Bertrand

From: Bill and Rebbie Bates

Re: Future use of the Life Care Center on Spring Street

The residents of San Juan Island need long-term care facilities for people who do not have anyone else on the island to care for them. The closing of the Life Care Center has left a big void here.

For people who have called the island their home for many years, requiring them to move off island for long-term or convalescent care is not a good humanistic or moral trade for a hotel.

We strongly oppose the idea of having the Spring Street property demolished to make room for yet another hotel on our island.

We strongly support the possibility of again having a long-term care facility on San Juan Island.

Bill Bates Rebbie Bates

RECEIVED
MAR 16 2018
TOWN OF FRIDAY HARBOR
Community Development

Eileen Drath
1557 Cattle Point Rd
Friday Harbor, WA 98250

15 March 2018

Mike Bertrand
Land Use Administrator
P.O Box 219
Friday Harbor, WA 98250

Dear Mike,

This letter is to urge you not to rezone the land from the former convalescent center. Please do not change that land from "professional services" to "commercial".

We do not need another hotel, and particularly at that crucial intersection. Enough already!

Many thanks

Sincerely,

Eileen Drath

Amy Taylor

From: Juniper Maas <info@juniperlaneguesthouse.com>
Sent: Friday, March 16, 2018 4:41 PM
To: Mike Bertrand
Cc: Duncan Wilson; Amy Taylor
Subject: Opposition to Proposed zoning changes on Spring Street

Hi Mike,

I am writing you to let you know my thoughts about my opposition to the rezoning of the property that was the nursing home on Spring Street.

From my understanding the owner wants to rezone the property from Professional services to Commercial. He wants to achieve this in order to sell it to hoteliers that own a few other hotels throughout the U.S.

I ask that serious consideration be made about the impact this will have on our town and community.

I personally know of a buyer interested in buying it as it stands and putting in another elder care facility. He was a guest that stayed with me for three nights, and apparently was just a tiny bit late and it was already under contract. It seems to me that granting this rezone would be flippant in light of other buyers that would buy it as it stands, zoned "professional services".

The new buyer who is trying to buy it knows that it is not zoned for a hotel and is it fair to change the zoning just for that? Isn't zoning to prevent development that does not conform to the town plan from happening in areas zoned in a particular way to control densities of services etc.

Would they need to prove there is a need for another hotel or are they requesting in the vein that there isn't enough commercially zoned property? I can tell you that from my educated point of view that at this stage we do not need another hotel. I will be starting my 15th season running my small inn and up until about 2014 there would always be about 3 Saturdays a summer where every single place to sleep on the island was booked, but since the explosion of more short term home sharing and vacation rental platforms, it's a totally different ball game.

The lodging facilities are already desperate for employees as it stands and a lot are stealing each others employees! Good luck finding a decent housekeeper that doesn't want top pay (I don't blame them, it's hard work).

While I realize that in business, these are the risks, but a new hotel, let alone two, with another proposed on first street, would absolutely wreck existing businesses. Please consider those of us that are here, doing it now, life long community members, that keep our money local. The proposed new hotels would syphon money away. Thank you for your time and consideration.

Sincerely,

Juniper

Juniper Maas Mercer

Attachment No. 21

Innkeeper / Owner
info@juniperlaneguesthouse.com
www.juniperlaneguesthouse.com
#888-397-2597
#360-378-7761