



**Lopez Village Planning Review Committee  
Friday, July 13, 2018, 10:00 a.m. – 12:15 p.m.  
Grace Episcopal Church – 70 Sunset Lane**

## **Meeting Agenda**

1. Public access comments - Please restrict comments to 3 minutes and be brief
2. Confirm agenda
3. Staff Update:
  - PW October 8 meeting with the LCCA Board - stormwater grants
  - Planning Commission Deliberations  
October 26, 2018 Council Legislative Hearing Room: 8:45 am – 12:00 pm
4. Consider draft August 10, 2018 meeting minutes
5. Overview public comments – See attached spreadsheet summarizing written comments

Verbal comments:

- Food truck regs –LK: revise to eliminate duplication in health safety requirements and to reflect County Code for Street Vendors
  - Encourage live work density
  - Apply neighborhood enterprise to all
  - No legend on viewshed map
  - Water conservation and copper from rooftops, require other surfaces than blacktop for stormwater
6. LVPRC recommendations on public comments
  7. Adjourn

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

	A	B	C	D	F	G
	Date	Name	Comment summary except food truck comments and those prior to the LVPRC Recommendation*	Commentor's Suggested Changes	Link to Comment	LVPRC Recommendation
1						
2			* <a href="https://www.sanjuanco.com/1363/Public-Comments">https://www.sanjuanco.com/1363/Public-Comments</a>			
3	9/30/2018	Heather Mitchell	Density of 7-8 homes per acre may be ideal, bonus of up to 12 might be too much and conflict with healthy living goals, increase noise and light pollutin (homes and cars) and decrease natural habitat beyond what is a healthy balance for humans, wildlife and native vegetation.	Add a policy requiring a habitat buffer around certain number of homes (8?) to eliminate potential for dense neighborhoods that loose rural tranquility. Density bonus of 7-8 units per acre is suggested as better.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16981/2018-09-30_PUB_Mitchell">https://www.sanjuanco.com/DocumentCenter/View/16981/2018-09-30_PUB_Mitchell</a>	
4	9/21/2018	Kim Pascuito	If affordable housing is a priority can you point to recommendations that take into consideration advances in affordable housing constructino that encourages construction of affordable housing. The layering of many small requirements often unintentionally drives up the costs of construction. In the case of affordable housing, economic feasibility is one of the biggest hurdles. Are there requirements that increase the cost of affordable housing. If affordable housing is a priority, can exceptions be made to non-safety requirements? How can you use this Sub Area Plan to demonstrate our commitment to affordable housing and create game changing opportunity?	Make exceptions to non-safey requirements for affordable housing.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16962/2018-09-21_PUB_Pasciuto_Vision">https://www.sanjuanco.com/DocumentCenter/View/16962/2018-09-21_PUB_Pasciuto_Vision</a>	
5	9/21/2018	Robert Porter	Proposal to clean up the beach at Old Post Road and the Public Access beach on Weeks Point Way. We wanted to voice our support of this effort. It is our understanding that the non-native, large quarry rock that was brought to these beaches back in 1972 would be removed. It is also our understanding that the Friends of the San Juans would head up the work necessary to remove these large rocks and make the beaches cleaner, uncluttered and useable through most tides for the beaching of dinghies, kayaks, and other small boats and paddle boards.	Remove beach rocks - add to implementation plan and policies?	<a href="https://www.sanjuanco.com/DocumentCenter/View/16963/2018-09-21_PUB_Porter_Beach">https://www.sanjuanco.com/DocumentCenter/View/16963/2018-09-21_PUB_Porter_Beach</a>	
6	9/21/2018	Porter	I believe that a dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area. Perhaps another location should be considered.		<a href="https://www.sanjuanco.com/DocumentCenter/View/16964/2018-09-21_PUB_Porter_Dock">https://www.sanjuanco.com/DocumentCenter/View/16964/2018-09-21_PUB_Porter_Dock</a>	

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

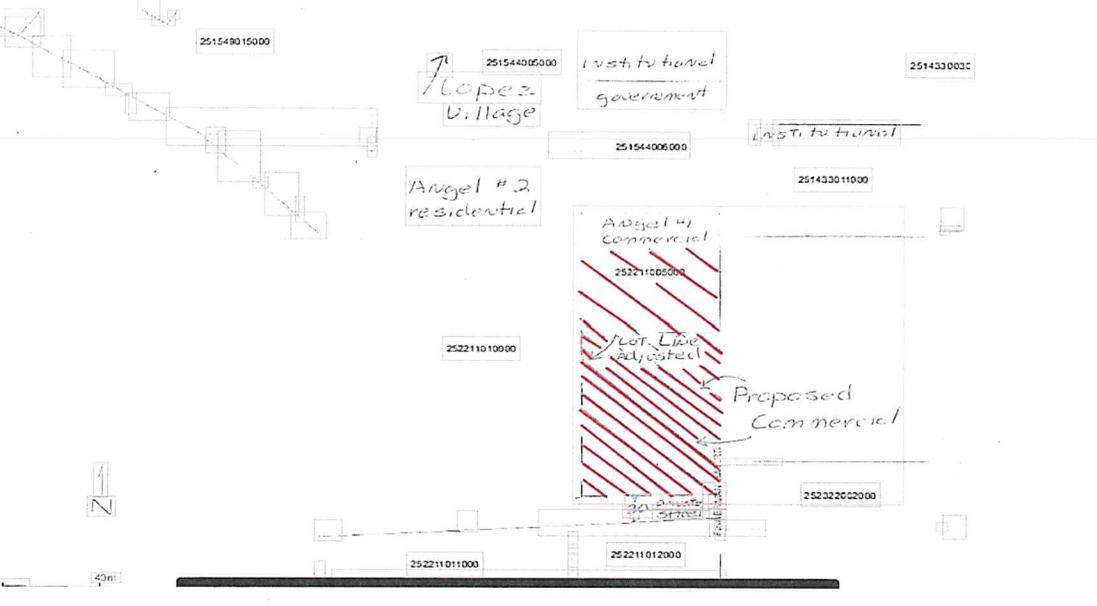
1	A Date	B Name	C Comment summary except food truck comments and those prior to the LVPRC Recommendation*	D Commentor's Suggested Changes	F Link to Comment	G LVPRC Recommendation
7	9/22/2018	Robert Porter	<p>There was early on some discussion on water access and dock issues but it never went any further. As you know, it was not a part of or included in the final draft by this Committee. The Staff revisions were added after the final draft was published and distributed and posted on the San Juan County Web Page and Internet. No one was aware of these additions and probably are still unaware and only learned of them yesterday and only by those in attendance at the joint Council/Planning Commission meeting. Dock/beach enhancement. Dock" should be eliminated. Beach restoration and enhancement should remain. Addition to the Implementation Plan - Port project regarding access to the Village per 8-15-18 LVPRC meeting: Several months ago, the Port of Lopez proposed the construction of a dock and float at either the end of Old Post Road (Haven Restaurant) or the county road end beach access on Weeks Point Way. The Port proposal, while well intentioned, was initially not thoroughly investigated or historically researched. Within two weeks of the LVPRC Meeting on 8/15, 28 property owners with personal knowledge of the tidal currents, past accidents, safety and navigational hazards at the entrance to Fisherman Bay voiced a strong negative response to this proposal as a bad idea and many have written letters on their own. In addition, four former Port Commissioner's who have in the past been down this same road in both 1972 and 1992 oppose the Port's current proposal. In 1972, the U.S. Army Corps of Engineers mitigated essentially the same project down to a boat launch ramp. This is documented. San Juan County began construction and hauled in several loads of quarry rock, which remains today. The county realized that this was a very hazardous location for trailer launched boats and abandoned the project. In 1992, essentially the same project was again proposed, this time by the Port. After a well attended negative public hearing and granting agency discouragement, the Port project was dropped. On or about August 15, 2018, this year, the US Coast Guard called Port Commissioner Paul Henricksen and informed him that any proposal for a dock in the channel or the entrance to Fisherman Bay would be denied. As a result, the Port is withdrawing any further plans or investigation of a dock at either of these two locations. It is crystal clear that the Staff should also withdraw this addition to the Implementation plan. However, in lieu of a dock, there is wide public support and no visible objection for beach restoration and enhancement at both of these locations. If the large and non native rocks were removed from the tidal area, kayakers and small boat owners would be more inclined to use those two beaches as they do extensively now to launch and beach their craft, rather than trespass on private property, and no not adverse effects.</p>		<a href="https://www.sanjuanco.com/DocumentCenter/View/16965/2018-09-21_PUB_Porter_Dock_2">https://www.sanjuanco.com/DocumentCenter/View/16965/2018-09-21_PUB_Porter_Dock_2</a>	

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8	9/21/2018	K and R Wilburn	<p>We live at 1823 Fisherman Bay Road, which is on the east side of the Village. The Plan lists our home as one of the historic buildings of the Village (p. 22, line 29). In general, we oppose the adoption of the plan as proposed currently. Specifically, we have the following concerns, comments, and requests: <b>Proposed Viewsheds - Page 20, Map 1</b> The Plan references the need to preserve significant viewsheds from the east side of Fisherman Bay Road over the rest of the Village (p. 19, lines 15-18). "Views from the Village to the surrounding water and landforms are an integral and significant part of the character of the place." However, the above-referenced map does not provide any protection of the view for the property owners located east of Fisherman Bay Road. <b>Attached Exhibit A</b> shows the existing view from the east side of the Village to the surrounding water and landforms that future development could block if protected view corridors remain limited to a small portion of the Village as proposed. We ask that you modify Map 1 to extend the viewshed designation over the entire urban growth area to ensure protection of the viewsheds from the east side of Fisherman Bay Road. <b>Proposed Tree Planting Plan - Page 26, Map 2</b> The Plan proposes planting of trees along the Fisherman Bay Road right-of-way in front of our home. The plan proposes planting Paper Birch trees in front of our house along the east side of Fisherman Bay Road and planting Sugar Maple trees in front of our house along the west side of Fisherman Bay Road. According to the Arbor Day Foundation, the Paper Birch grows to a height of 50-70 feet and a width of 35 feet, while the Sugar Maple grows to a height of 60-75 feet and a width of 40 to 50 feet. <b>Exhibit B</b> shows how these trees, at maturity, would block the viewsheds for those property owners on the east side of Fisherman Bay Road. <b>Exhibit C shows the Fisherman Bay Road right-of-way as well as the lack of any space to plant trees on the east side of the road.</b> Besides the lack of space, OP ALCO, Rock Island, and the Fisherman Bay Sewer District have utilities located on the east side of the road. Planting trees with invasive roots would be detrimental to the utilities located along Fisherman Bay Road. We ask that you modify Map 2 to eliminate the proposed trees along Fisherman Bay Road.</p>	<p>Modify Map 1 to extend the viewshed designation over the entire urban growth area to ensure protection of the viewsheds from the east side of Fisherman Bay Road. We ask that you modify Map 2 to eliminate the proposed trees along Fisherman Bay Road.</p>		
9	9/21/2018	K and R Wilburn Continued	<p><b>Proposed Connectivity Plan - Page 46, Map 7</b> While we general encourage the addition of paths on the island along Center Road, which object to the Connectivity Plan as proposed. First, the plan shows the construction of a proposed Secondary Path across our private property ... that links to nothing. Instead of the Bridge to Nowhere, the Plan proposed the Path to Nowhere. Only one property, our neighbor Bette Shuh, lives to the east of our property. No other property would benefit from a path across our private property. <b>Proposed Land Use Designations</b> The Plan proposes changing the Land Use designation for our property to Village Residential (see page 31, Map 5). This proposed change is counter to the existing deed and plat restrictions that run with the land. When Joyce Fralic subdivided her property via the Short Place for Fralic recorded in Volume 6, Page 1 of the San Juan County Records, she restricted the use of each property to one SFR via a plat restriction. Please see the attached <b>Exhibit D</b>. Furthermore, Ms. Fralic added a deed restriction that authorized use of the <b>western 230 feet of our property as commercial, as shown on Exhibit E</b>. We purchased the property specifically due to this existing authorization outlined in the deed restriction along with the existing Village Commercial designation for our property. The Plan notes that the Village's current use designation is Village Commercial (p. 28, Map 3). The Plan further notes that the Village's quality of life "is enhanced by its character, natural environment, walkability, and mix of uses" (p. 27, lines 17-18) and that the existing uses within the Village "encompass a mix of commercial, residential, institutional, park, open space, and vacant land" (p. 27, lines 33-35). The Plan proposes changing the Land Use designation for our property to Village Residential (see page 31, Map 5). This proposed change is counter to the existing deed and plat restrictions that run with the land. So, the existing use designation of Village Commercial has not</p>	<p><u>Path to nowhere across property</u></p>		

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10	9/21/2018	K and R Wilburn Continued	precluded the Village from developing in a manner that enhances the quality of life. Why change it? The Plan never explains in any detail why the change in land use is necessary or even beneficial. The Plan lacks any cost-benefit analysis of any proposed changes. We and other Village property owners support designation of the UGA as Village Mixed Use. First, such a designation would recognize existing uses which according to the Plan enhances our quality of life (p. 27, lines 17-18). Second, numerous economic benefits are related to mixed-use development that promotes a walkable, built environment, increases private investment, leads to higher property values, promotes our main industry - 'We ask that you modify Map 8 to designate the entire Village as a new land use designation of Village Mixed Use.	'We ask that you modify Map 8 to designate the entire Village as a new land use designation of Village Mixed Use.		
11	8/31/2018	J and B Westlund	Rather than use county funds for a dock it would make more common sense to clean up the rocks and boulders on the beach to make those areas more dinghy, kayak and paddle board friendly. 'The idea of building a dock in either of those two areas makes no rational sense and we are both strongly opposed to that idea!	Restore beaches.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock">https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock</a>	
12	9/21/2018	R Locke	A dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area.		<a href="https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock">https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock</a>	
13	9/21/2018	Rhea Miller	Make every effort to foster the ability of working people to live and work in the Village. Live/work space is essential. Strictly Residential Restricted (RR) zoning does not work for an active, resilient community. We need extensive neighborhood enterprise overlays to allow for live/work spaces in the Village beyond the bounds of a cottage enterprise. Five trips a day is not enough. People can have their shops downstairs and their living quarters upstairs or out back. We are desperate for trades people and business employees. You can restrict noise/lights/ after 5 p.m. in a neighborhood enterprise overlay. You can restrict undesirable odors. But do not make a huge section of the Village Residential Restricted. I could not oppose it more and have since the beginning of the process, as have other members of the village planning committee.	Do not restrict a huge section of the Village to Village Residential.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16969/2018-09-21_PUB_Miller_Neighborhood_Enterpris">https://www.sanjuanco.com/DocumentCenter/View/16969/2018-09-21_PUB_Miller_Neighborhood_Enterpris</a>	
14	9/22/2018	H Mitchel	Concerned with level of light pollution.		<a href="https://www.sanjuanco.com/DocumentCenter/View/16970/2018-09-21_PUB_Mitchell_Light_Pollution">https://www.sanjuanco.com/DocumentCenter/View/16970/2018-09-21_PUB_Mitchell_Light_Pollution</a>	
15	9/18/2018	M Mechaley	Support proposal to clean up the beach at Old Post Road and Weeks Point Way.	Clean up beaches.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16928/2018-09-18_PUB_Mechaley_Beaches">https://www.sanjuanco.com/DocumentCenter/View/16928/2018-09-18_PUB_Mechaley_Beaches</a>	
16	9/17/2018	R Porter	Several months ago the Port of Lopez began an investigation and proposal to construct a dock and float at the direct opening to Fisherman Bay on the County access on Weeks Point Way, Lopez Island. Their alternate site was at the end of Old Post Road by the Haven Restaurant. After further consideration and a rejection as a bad idea by property owners and 4 former Port Commissioner's and finally a rejection by the U.S Coast Guard for the use of either site due to a navigational and safety hazard, the Port of Lopez has dropped the idea. In lieu of a dock, both sites could be improved for beach landing by the increased use of kayakers and small boat owners by removing many of the large rocks and making these landings compatible with the adjacent property owners. As it is now, most users are trespassing on private property to protect their equipment. It is recommended to the Lopez Village Sub Area Planning Committee, the San Juan County Council and the San Juan Planning Committee that this recommendation receive serious consideration and included into the Draft Plan.	Improve beach landing.	<a href="https://www.sanjuanco.com/DocumentCenter/View/16931/2018-11-17_PUB_Porter_2nd_dock">https://www.sanjuanco.com/DocumentCenter/View/16931/2018-11-17_PUB_Porter_2nd_dock</a>	

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17	9/10/2018	Weeks Garage, LLC Weeks Barn LLC	<p><b>2262 and 2290 Fisherman Bay Road.</b> Expand the existing commercial zoning south along Fisherman Bay Rd at Hummel Lake Road. I control two lots; one along Fisherman Bay Rd zoned commercial (old service station site) and a larger lot abutting the commercial lot on the west and south zoned residentially. My intention is to adjust the lot line of the commercial lot to extend commercial use along Fisherman Rd to the south. The remainder of the other lot would be used for residential development. Our goal is to enhance the existing quality of the Village for livability, government, and recreation. The draft plan clearly asserts the community's intension to support the village as a distinct and memorable place that is a compact and easily identified mixed use core. The village is to support walking/human scale development. The various clusters of economic activity provide the island residents/visitors with jobs and community services. Commercial, at this location, provides other services to the island that may not be appropriate in the pedestrian oriented Village center. The site along Fisherman Bay Rd is accessible to the island residents and reduces traffic impact on the village center. Commercial uses are much more appropriate along Fisherman Bay Rd where the larger commercial site can screen the residential uses to the west. A private road will be developed on the south side of the commercial area to provide across from Fisherman Road to the higher density residential to the west. The private street also clearly marks the southern end of commercial uses on Fisherman Bay Road. The commercial zoning allows for diversity of commercial uses, marks a clear end to the institutional, government, and commercial uses on Fisherman Bay Rd, and supports a dense residential development on my property to the west. My property is adjacent to the south of the village's core. The proposed higher density residential use provides density close to the village center and reduces pressure for conversion of existing single family areas to higher residential density. The flat frontage on Fisherman Bay Road is best suited for commercial use. The commercial frontage fulfills the plan's goals and objectives through providing commercial at the key intersection of Hummel Lake Road and Fisherman Bay Road. The larger commercial site supports the higher density residential on my adjoining property to the west and the government/institutional uses directly to the north.</p>	<p>Request that you expand the existing commercial zoning south along Fisherman Bay Road at Hummel Lake Rd for 2262 Fisherman Bay Road and 2290 Fisherman Bay Road (see map below).</p>	<p><a href="https://www.sanjuanco.com/DocumentCenter/View/16932/2018-09-10_PUB_Angel_Weeks_Gar_Barn_Req_V">https://www.sanjuanco.com/DocumentCenter/View/16932/2018-09-10_PUB_Angel_Weeks_Gar_Barn_Req_V</a></p>	<p>C</p>

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18	9/10/2018	Weeks Garage, LLC Weeks Barn LLC LLC continued			<a href="https://www.sanjuanco.com/DocumentCenter/View/16933/2018-09-17_PUB_Porter_Dock_Beach">https://www.sanjuanco.com/DocumentCenter/View/16933/2018-09-17 PUB Porter Dock Beach</a>	
19	9/17/2018	R Porter	Supports clean up of beaches at end of Old Pos Rd and Weeks Point Way.	Restore beaches.		
20	9/18/2018	Friends of San Juans	<p>Friends of the San Juans commends the staff and committee that worked to develop the Lopez Village Plan. The plan provides strong support for the protection of the natural environment, plans for climate change, and maintains the rural character of Lopez. The Lopez Village Plan provides an opportunity for restoration and protection actions that help forage fish, salmon and ultimately Southern Resident Killer Whales.</p> <p>One example of a shoreline habitat project within the Lopez Village UGA is rock removal and beach restoration at the county road end on Weeks Point Way to unbury potential forage fish spawning habitat. Staff Note: Other comments about the Growth Reserve Area will be forwarded to the Comp Plan Update Comments: 2. Remove high quality shoreline parcels with significant wetland habitat from the Lopez Village Growth Reserve Area (Plan pg. 28 map 3).</p>	<p>Add a new marine shoreline habitat specific goal to the Natural Systems and Habitat section of the goals and policies (Plan pages 72 and 73); Add a new goal to the Natural Systems and Habitat section for Marine Shorelines Goal 7. Protect and enhance significant marine shoreline habitat in the Lopez UGA. Policy 7a. Collaborate with landowners and other partners to protect and enhance Village shoreline habitats through land conservation, habitat restoration and other means.</p>	<a href="https://www.sanjuanco.com/DocumentCenter/View/16936/2018-09-18_PUB_Friends_Whitman_Beachpdf">https://www.sanjuanco.com/DocumentCenter/View/16936/2018-09-18 PUB Friends Whitman Beachpdf</a>	

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21	9/30/2018	Sorrel North	<p>The Lopez Village Plan seems very comprehensive and well thought out. My only comment (not surprisingly since it is next door :) are the lots directly east of the Innisfree Land Trust on Milagra Lane. On the initial plan there are 3 lots shown with single dwelling capacity. On the proposed LVR dwelling capacity there are 4 lots shown with a proposed 2-10 dwelling capacity. The land directly east of Innisfree Land Trust, which also contains the Milagra Well System, is a watershed and (undesignated) seasonal wetlands area. I have contacted the county about this in the past, due to concerns about drainage on the Lopez Community Land Trust owned property (Innisfree) which is directly downslope from this wetlands area. In the winter, these parcels are literally under water. The flora consists primarily of willow, alder and other wetland type plants. I had to install a curtain drain to semi-divert runoff, but my (and all neighbor's downhill) crawl spaces still fill with water during the winter months, as do the neighbor's directly north of us. I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.</p>	<p>I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.</p>	<p><a href="https://www.sanjuanco.com/DocumentCenter/View/17031/2018-09-30_PUB_Sorrell_innisfree-wet_area">https://www.sanjuanco.com/DocumentCenter/View/17031/2018-09-30_PUB_Sorrell_innisfree-wet_area</a></p>	