



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: April 27, 2018

Location: Lopez Library

Minutes approved May 11, 2018

Committee Members in Attendance: Barbara Thomas, Sandy Bishop, Nancy Greene

Committee Members Absent: Madrona Murphy, Annie Albritton, Dennis Ryan

Staff in Attendance: Linda Kuller (arrived 10:20), Shannon Wilbur, Adam Zack (arrived 10:20)

Public in attendance: Dean Frey, Brian Silverstein, Becky Presley, Todd Twigg, Anne Karp, Dusty Forster, Randy & Karen Wilburn, Kim Foley and Liz Lafferty, Roxy Webb (arrived 10:15) Nathan Hodges (arrived 11:30)

Topic	Key Discussion Points and Agreements	Actions and Next Steps
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Public Comments	Will be moved until later.	
Confirm agenda	No quorum – now quorum. Unanimous approval of agenda.	The agenda was approved by consensus. With some changes to timing based on ferry schedule and arrival of Linda K. and Dennis R.
Minutes of March 23, 2018	Any additions or corrections: none. January 12 and 26 approved separately. Change Hayes to Hays.	Approved by consensus with one change Changed Hayes to Hays.
Staff report	<p>John Cook took another job. No longer works for Public Works. Binding site plan was submitted to DCD for property known as the old Treasure Wood plat. Lopez Land Partners is developing this plat called Lopez Landing with 28 housing units.</p> <p>According to PW, a new 3-way stop is proposed at Weeks Road and the Village market exit in response to community comments on safely crossing the road. Questions: who will be served, size, wetlands protected? Applicants did a nice job working with Scott Rozenbaum working on wetlands protection.</p> <p>SJC is going to GMA hearing board on May 4th for the hearing on the Shoreline Master program appeal.</p> <p>On May 18, a joint Planning Commission and Council public hearing will be held in Council Chambers on the Comprehensive Plan vision amendments beginning at. 8:30 a.m.</p> <p>Land Use maps in Comp Plan will be included in Comp Plan update. DCD is finishing appeal projects this week and then we can work on the land analysis. A County parcel approximately 0.8 acres in size near Sally's Garden is being offered for sale for affordable housing.</p> <p>Parking striping on Eads Lane was refreshed for parking. Handicap marking will be marked on road. Eads Lane centerline striping is expected mid-to late July. Ten foot lanes are required and Eads Lane complies.</p>	
Presentation and Community comments	Barbara gave an overview of the Growth Management Act (GMA) and Comp Plan	



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	<p>Growth occurs in UGA. Need water and sewer. Land analysis must be done before further changes to UGA. SJC plans to have land analysis by early May.</p> <p>Explanation of Village planning – 20 years and relationship between State GMA, SJC Comp Plan.</p> <p>Dennis not yet here so we will have comments.</p> <p>Anne Karp: Studio 25. Concerned about parking. No designated parking but now business has increased. Noodle bar is now open 7 days a week. Cross Fit now has every day 2-3 classes. Parking is stressed. Ursa Minor also parks on Eads Road.</p> <p>Lots of parking on Tower Road. Seems to be some fear of speaking with neighbors. Conversation is important. Put a sidewalk in front of Studio 25 and Thrift Shop. Width of road is challenging. Another suggestion. Make one way road. Come in from Village Road. One other suggestion: Peer group discussion. Also it would be good to have a Loading Zone only space during business hours. Doug James has one.</p> <p>Kim Foley: how would I know about striping? A property owner requested striping on Islandale Road. Property owners can also request no striping. Barbara: Every fall Public Works introduces its six-year transportation improvement program (TIP) Maintenance and repairs are usually not advertised as part of these larger projects.</p> <p>When will sub-area plan be done? Public comments may be submitted anytime through the close of the official public hearings. Earlier comments get addressed in current drafts. Linda: Every step of the way we try to refine the plan. The more eyes on it and the more comments the better.</p> <p>Todd Twigg: LCCA board member. Want to know what LVPRC is doing. Could direct LCCA board to read plan. LCCA Board – can we do a presentation at one of their meetings? LVPRC replied that they would make a presentation upon request of the Board.</p> <p>Need a better bike/pedestrian access between</p>	
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Community Center and Village Market Shannon said a three way stop on north Village Market entry is in progress. Could consider doing something on the east entry. Private property owners and county can interface with each other to solve issues of connectivity. Trees are often better off on private property because out of road way, walkways, utilities. Concerned about tree height. Consider smaller trees northern FB road and Village Road.

Concern on Fisherman Bay Road. Barbara explained that the thought was that tall trees might help to slow down traffic. Create less of a freeway. The Sheriff suggested this.

Help slow down cars by putting large stripes and lots of room for bikes and footers. Agrees with Heidi, Dean etc. about mixed use.

Randy Wilburn thanked everyone. Karen Wilburn – both here to listen. 1823 Fisherman Bay Road.

Liz Lafferty asked about the build out and land capacity analysis. Seems to be confusion.

Barbara: Build out is if every piece of property is built out to current land use allowance.

Land capacity looks at projected growth, services available - based on capacity of services, land available, potential of number of units and then figure out if growth can be supported. Build out and land capacity are often used interchangeably.

Liz: Is a 3-D available? Probably not? Dennis might be able to help through the University? Seattle is fastest growing. Lopez needs time to plan. How do we best get prepared? Water is an issue. Linda: we have some 3D maps but they are not particularly useful.

Linda – a sub-area plan is a good tool to use for local decision-making. Watch the Planning Commission video from April: Water Resources Committee, Housing and Visitor study presentations are excellent.

Is de-sal seen as a solution to water issues? De-sal, rain water, hauled water is all allowed. Is it true



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that 50% of all growth will take place in the Village UGA? It is a goal and the Village UGA is sized based on that goal. Need to get better information from the land capacity analysis before final recommendations are made.

Dean mentioned that Russel and Madrona stated aquifers are not being recharged. Lots of different studies and opinions. But truth is we do not have comprehensive understanding or studies.

Roxy Webb - Property on Erisman lane. Surround the county land. Want to be included in UGA.

Dusty Forster - Would like to keep property as mixed use. Corner of Hummel Lake and Fisherman Bay Road.

Becky Presley – starting to do more planting at LCCA. Want to be more informed. Want to have LCCA board be given a presentation.

Shannon: Really true that a stop sign will be placed near Village Market and Hamlet. Will fit it in to the schedule soon. Will include a trail at the market property – in the right-of-way.

Nancy: given that LOHO has used the right-of-way for planting – rather than removing planting from right-of-way, can public use the LOHO trail? Give Becky Presley a call. She will discuss.

Nathan Hodges Owns Barn Owl Bakery. Need to move into larger space. Is looking into land at Kingfisher Lane. Current land use allows – commercial. Proposed planning in sub-area plan does not allow. Financial risk if developing and then land use changes. Please keep options open for mixed use. Currently Cottage Industry is what they use. Given costs involved arbitrary limits from Cottage Industry – do not want to be limited. Bakery could exceed cottage industry standards.

Brian Silverstein, OPALCO board member. Wants to bring to attention independence of energy use. Current land use in county would restrict solar PV ground mounted. If roof mounted doesn't work – what are limitations?



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	<p>Linda - Erika issued an interpretation for ground mounted solar. Decatur is the location of a proposed 3.5 acres of solar PV.</p>	
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	<p>Private solar within village. Up to each property owner unless we get a different interpretation. County-wide issue – because of building dept. codes.</p>	
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	<p>Dean Frey: Representing his land near Milagra Lane. Wants to develop his land in UGA as commercial. Wants to point out that he'd like to be included. Property is always off the page. I do not have a lot of financial resources but I'd like to plan it out. Because of timing I feel forced to put in a fast permit and make a change. Would rather work with us. Is excited to have Nathan and Sage and barn Owl Bakery looking next door. Would like to have artist spaces below – and residential upstairs. Will you change Land Use to allow commercial outside of proposed Village core? Dean feels frustrated. This is the final hour?</p>	
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	<p>Linda - only three committee members present. We have to deal with land use questions when there is a quorum.</p>	
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	<p>We are now taking public input. LVPRC is taking in public comments and we can guarantee we will take in all these comments. Flexible document – every five years will be a review.</p>	
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	<p>Next meeting will discuss Land Use.</p>	
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	<p>Committee members all read all comments.</p>	
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	<p>May 11 is next LVPRC meeting.</p>	
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	<p>Linda summarized public comments:</p>	
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	<p>32 Hummel Lake Road. Keep mixed use. Family property.</p>	
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	<p>Kingfisher: keep mixed use. Affordability in the issue. Live/work commercial zone.</p>	
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	<p>Could the County put a bucket of flags on sticks in front of Grace Church for use at the crosswalk?</p>	
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	<p>Wants Milagra Lane to remain village commercial.</p> <p>Parking on Eads Lane.</p> <p>Anne wanted to know why she doesn't receive notices. Suggested she sign up on County web site.</p> <p>Linda shared comments on mini-poll.</p> <p>Mini-poll: mixed use, new plan, too much for a small community, severely restrict commercial, too much housing, too much focus on tourism, too little focus on tourism, tree planting received a six out 10.</p> <p>More heritage fruit trees. Visibility on tree planting plan.</p> <p>Connectivity plan: walking paths, look expensive, increase safety, vegetative strip between walking paths and road. Separate paths for bikes. Grants? Do analysis on costs of implementing the plan. Contiguous walking path in village. Paths were being suggested in part because east side of Fisherman Bay might be higher development with more foot traffic. Removed all paths from private property.</p> <p>Parking – too much parking, no issues, public parking under-utilized, anti-auto objectives expressed in plan. Serious reservations about parking because they think roads will need to be wider.</p> <p>Density increase – housing comments. No subsidized housing. No more affordable housing. More mixed use. Long term rentals lacking. Allow more ADU's. (ADU's outright allowed in UGA). Concern about capacity. Small village – low cost housing doesn't fit best use. Small and pleasing. Out door space use.</p> <p>Any thing else: Encourage live/work. Enlightened plan. Walking and biking. Water conservancy. Multi family apartments. No dark sky – nonsense. Good vision. More commercial areas for boaters and locals. Solicit opinions in random areas. Tax second homes for affordable housing –</p>	
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	<p>unconstitutional. People thought we were advocating to move the school into the village.</p> <p>Linda will bring maps next meeting – full UGA will be shown.</p> <p>Need to get implementation into a plan. Annual list can be added to each year and kept up by committee. Public Works has already implemented some things.</p> <p>Is stormwater included in mini-poll? It was not. But is included in plan. Public Works is going to do some Village stormwater planting this summer and restore some vegetation along certain ditches.</p> <p>Comment from Shannon to Committee: Have you had a working session with Jamie? Issues about parking came up and other issues including split lots. Linda hear that Jamie is interested in more live work options, against split zoning. Good idea – later in May, Linda will make invitation.</p> <p>After next meeting, Linda suggests we nail down the text and maps. Linda will work on SEPA and Commerce briefing, no legal issues that she knows of. Does legal review run parallel with Planning Commission? Briefing may happen first then legal review.</p>	
Adjourn	The meeting adjourned at 12:49 p.m.	