



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: May 25, 2018

Location: Lopez Library

Minutes approved June 8, 2018

Committee Members in Attendance: Barbara Thomas, Madrona Murphy, Nancy Greene, Annie Albritton, Sandy Bishop

Committee Members Absent: Dennis Ryan

Staff in Attendance: Linda Kuller, Adam Zack

Guests: Sage Dilts, Mike Webb, Dean Frey, Marcia DeChadenedes, Roxy Webb, Donald Christensen, Gary Berg, Kim Foley, Liz Lafferty,

Topic Key Discussion Points and Agreements Actions and Next Steps

<p>Public Comments</p>	<p>Public comment included requests that some parcels from the reserve area be included in the UGA. The committee discussed who makes such a decision, which in the end is the Growth Management Hearings Board on recommendations from the county. Changes won't be considered until the capacity analysis is completed.</p> <p>Requests were made to keep the parcels on Kingfisher Lane in commercial designation so that their future business potential is preserved, to allow businesses there without requiring that the owner or operator live on the property, and to allow businesses to grow their operations without having to move into the core of the village.</p> <p>A request for a sidewalk by the post office was made.</p> <p>There were questions about when the new speed limit signs will be installed.</p> <p>There was a request to extend the 20 mph speed limit along Fisherman Bay Road to just after the S-curves.</p> <p>A request was made to extend the sidewalk along Fisherman Bay Road to Kingfisher Lane.</p> <p>Questions were raised about the status of stormwater projects in the village and whether the tree plantings will actually calm traffic.</p> <p>The committee was urged to include climate resiliency in the plan, and be bold about change needed to make the village more resilient.</p>	
<p>Confirm agenda</p>	<p>Annie moved to confirm the agenda. Nancy seconded the motion.</p>	<p>The agenda was confirmed.</p>
<p>May 11th minutes</p>	<p>Corrections were made to the minutes. Changes in formatting to keep decisions with their discussion was suggested.</p> <p>Nancy moved to approve the minutes as corrected. Annie seconded the motion.</p>	<p>The minutes were approved as corrected.</p>



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Staff Updates	<p>Linda reported that she had updated Jamie Stephens on the plan's progress and that he had expressed his preference that his parcel be zoned all commercial rather than split into two zones, but is otherwise pleased with the progress.</p> <p>Outreach meetings for the Comp Plan update may be pushed out later into the year (they were scheduled for the end of July, but may take place in August or September).</p> <p>Linda and Shannon are working on cleaning up the parking and road standards.</p> <p>Public input on the Comp Plan vision has been very helpful, and is being incorporated.</p>	
Land Capacity Analysis update and direction on assumptions	<p>Adam discussed the Land Capacity Analysis assumptions. After the analysis is run staff will meet with utilities to look at and include any development issues.</p> <p>The committee discussed the 1,000 sf used as an assumption for residential spaces in mixed use buildings. Compared to existing apartments over commercial spaces in Lopez Village it is slightly small (the average is closer to 1,100 sf), but there are only a few apartments to compare. Adam explained that 1,000 square feet seemed reasonable because some spaces might be smaller and some larger. Whichever number is picked will only be used for the capacity analysis and is not a regulation about what size apartments are allowed to be built. The land capacity analysis is not regulatory.</p> <p>Sandy moved to use 1,000 square feet for a residential unit in mixed use for capacity analysis assumptions. Nancy seconded the motion.</p> <p>There committee was asked whether the maximum footprint of 6,000 sf was per building or per lot. The committee clarified that the maximum is per building and a lot may have more than one 6,000 sf buildings where they do not exceed the allowable</p>	<p>The motion to use 1,000 square feet carried.</p> <p>A footnote will be added to clarify that this applies to individual building footprints.</p>



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	impermeable surface.	
Possible code amendments to the draft cottage enterprise standards	<p>The committee reviewed proposed Neighborhood Enterprise regulations.</p> <p>Neighborhood Enterprise is built off of the Cottage Enterprise regulations but allows a more active business with more employees and a larger number of trips.</p> <p>Currently cottage enterprise requires a Provisional use permit in village residential and commercial draft regulations.</p> <p>There was a discussion of whether the first step in a neighborhood enterprise should be defining the neighborhood.</p> <p>The committee suggested merging the requirements on signs, and including a requirement that applicants submit a plan that includes proposed hours of operation.</p> <p>The committee agreed that it would like to go ahead with including cottage enterprise as a category to be allowed in parts of the village (possibly just the parcels along Kingfisher Lane).</p>	
Finalize map questions Fisherman Bay— Kingfisher area requests (Frey, Hodges, Hernandez, Palmer, Arnston)	<p>Madrona moved to propose including all of the parcels in the yellow box in the village commercial land use designation.</p> <p>The motion failed to get a second.</p> <p>Madrona moved to propose including all of the parcels that were requested (the marked parcels) in village commercial.</p> <p>Sandy seconded the motion.</p>	<p>Motion failed.</p> <p>The motion failed 2:3.</p>
Next meeting	The meeting adjourned at 12:15pm.	