



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: June 8th, 2018

Location: Lopez Library

Minutes approved June 22, 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, Shannon Wilbur, Adam Zack

Guests: Brian Krantz, Lauren Stephens, Dean Frey, Jeff Clark, Brian Silverstein, Ande Finley, Liz Lafferty, Mike Moore, Steve Rubey

Topic	Key Discussion Points and Agreements	Actions and Next Steps
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Public Comments	<p>Public comments included questions about whether residential use would still be allowed in the proposed commercial designation, and an introduction to the proposal submitted by the OPALCO work group and by Transition Lopez.</p> <p>A request was made for the sidewalk to be extended to Kingfisher Lane and to address parking in the Village.</p> <p>A request was made to include some parcels from the reserve area in the UGA.</p> <p>There was a request to designate the remaining split parcel as all commercial.</p>	
Confirm agenda	<p>Sandy moved that item number 5 (consider revised draft neighborhood enterprise regulations) be moved up to be discussed first.</p> <p>Madrona seconded the motion.</p>	The agenda was confirmed as amended .
Land Capacity Analysis update Consider revised draft neighborhood enterprise regulations	<p>Sandy proposed including a separate "neighborhood enterprise" section of the residential designation in the UGA.</p> <p>Annie disclosed that she is involved in the pending sale of one of the parcels on Milagra Lane but is confident that she will not let this influence her work on the issue on the committee.</p> <p>Nancy emphasized the importance of a compact Village in ensuring shared parking and walkability.</p> <p>Madrona expressed concern about discouraging innovation in the Village by reducing the area where commercial development is allowed.</p> <p>Barbara emphasized the importance of solid long term planning and planning for the next 20 years.</p> <p>Linda reported that they are working on the Land Capacity Analysis methodology.</p> <p>The committee reviewed the changes to the DRAFT neighborhood enterprise regulations.</p> <p>Madrona moved to substitute "Fisherman Bay</p>	



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	<p>Road or other Major Collector Road” for Fisherman Bay Road in H2 and H3.</p> <p>Sandy seconded the motion.</p> <p>There was a discussion of how trips per day are calculated.</p> <p>Madrona moved that the committee go forward with proposed number of trips in the draft regulations.</p> <p>Sandy seconded the motion.</p> <p>There was a discussion of the difference between provisional and conditional uses. Conditional uses require a public hearing, whereas provisional uses go through administrative review.</p> <p>Madrona moved that the committee go forward with the Neighborhood Enterprise regulations as modified.</p> <p>Sandy seconded the motion.</p> <p>Madrona moved that the committee adopt Neighborhood Enterprise as Y in Commercial, N in Institutional, and P in Residential in the UGA.</p> <p>Sandy seconded the motion.</p> <p>Sandy moved that LCLT off Lopez Road, Milagra, Sunset (as defined in staff recommendation), Kingfisher, and Hummel Lake Road be designated as areas in which Neighborhood Enterprise is allowed.</p> <p>Nancy seconded the motion.</p> <p>Madrona moved to allow neighborhood enterprise outright in Village Commercial.</p> <p>Annie seconded the motion.</p>	<p>The motion to include “or other Major Collector Road” carried.</p> <p>The motion to go forward with the proposed number of trips carried 4:1.</p> <p>The motion to go forward with the Neighborhood Enterprise regulations carried 4:1.</p> <p>The motion on allowing Neighborhood Enterprise in Commercial failed 2:3.</p> <p>The motion to approve areas for Neighborhood Enterprise carried 3:2.</p> <p>The motion to allow Neighborhood Enterprise in Village Commercial carried.</p>
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	<p>Nancy moved to have Neighborhood Enterprise allowed conditionally in the selected residential areas.</p> <p>Annie seconded the motion.</p> <p>The committee agreed that Neighborhood Enterprises should not be allowed in Village Institutional.</p> <p>There was a discussion of why the Sewer District treatment site is included in residential. The committee discussed moving it to Institutional.</p> <p>Barbara moved to leave the Sewer District treatment site in Residential as currently proposed.</p> <p>Annie seconded the motion.</p> <p>Madrona moved that the last remaining split parcel be zoned all residential.</p> <p>There was no second.</p> <p>Barbara moved that the last remaining split parcel be zoned all commercial.</p> <p>There was no second.</p>	<p>The motion to allow Neighborhood Enterprises conditionally in some residential areas carried 3:1.</p> <p>The motion to leave the Sewer District as is carried.</p>
<p>May 25th minutes</p>	<p>Nancy moved to approve the minutes as written.</p> <p>Annie seconded the motion.</p> <p>Motion approved.</p>	<p>The minutes were approved as written.</p>
<p>Staff Updates Friday June 15 PC/Council briefing</p>	<p>Linda reminded folks that public comments should be submitted to LVASPCOMMENTS@sanjuanco.com so that they can be recorded and posted without a reply trail.</p>	
<p>Parking and road standards</p>	<p>The committee clarified that the 50% increase is meant as a square foot expansion in area used.</p> <p>There was a discussion of the dollar value used.</p>	<p>The committee agreed to increase the change in value from \$50,000 to \$75,000 by consensus.</p>



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Consider Lopez Transition and OPALCO Work Group comments	The committee commended the work that went into the comments on the Comp Plan.	A more clearly color coded copy of the comments will be shared with the committee.
Schedule and next steps	The public hearing will likely be in September.	
Next meeting	The meeting adjourned at 12:20pm.	