



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: June 22nd, 2018

Location: Lopez Library

Minutes approved July 13, 2018

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

Committee Members Absent: Dennis Ryan, Nancy Greene

Staff in Attendance: Linda Kuller, Shannon Wilbur, Adam Zack, Erika Shook

Guests: Mike Webb, Lauren Stephens, Jamie Stephens, Faith Varga, Dean Frey, Jim Birkemeier, Audrey

Topic Key Discussion Points and Agreements Actions and Next Steps

Public Comments	Public comments included concerns about reducing the amount of commercially zoned property in the Village, that the developable properties are not on the market, discussions of sewer and water capacity, concerns about affordability of housing and development opportunities for young entrepreneurs. A proposal was brought forward for a rose garden in honor of Bosko Bailey. A request was made to include some of the reserve area in the UGA.	
Confirm agenda	Sandy moved to confirm the agenda. Annie seconded the motion.	The agenda was confirmed .
Consider draft June 8, 2018 Minutes	Annie moved to approve the minutes. Madrona seconded the motion.	The minutes were approved as written.
Staff updates Friday June 15 PC/Council briefing	The committee was updated on public outreach, including the development of story maps for the land capacity analysis and an upcoming mailing about outreach events. There will be information at the County Fair on planning. There will be a workshop on the Comp Plan on September 20 th . The new Vision Statement has been adopted and the Shoreline Management Plan has been approved subject to some minor changes. There committee was informed that the comment period for a binding site plan for a new 28 unit residential development in the village is open.	
Land Capacity Analysis update	Erika briefed the committee on the Land Capacity Analysis maps; a preliminary look at what land is available for development, how many dwelling units may be built on developable land, and how much commercial square footage. This analysis will be done for the whole county and projects growth out for the next 20 years. The analysis is not regulatory, it is only used for calculating capacity. For this analysis redevelopment potential was based on the value of the building relative to the land, if the building is more valuable than the land it was not classified as redevelopable. Land with an accessed improvement value of \$25,000 or less was considered vacant. Deductions to capacity are made to account for property not for sale, occupancy rates, and similar factors.	



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Lopez Transition and OPALCO Work Group June comments	<p>Madrona moved that the committee thank the working group for submission and indicate that we have reviewed their proposal, have considered these issues and don't currently propose any changes to our plan.</p> <p>Annie seconded the motion.</p> <p>Sandy proposed amending the motion to add that the committee remains open to hearing suggestions for specific changes to the plan.</p> <p>The amendment was accepted.</p>	<p>The motion carried unanimously.</p> <p>The committee thanks the working group for their submission and indicates that we have reviewed their proposal, have considered these issues and don't currently propose any changes to our plan. The committee remains open to hearing suggestions for specific changes to the draft plan.</p>
Schedule and next steps	<p>There was a discussion of how long it will be before the reserve area can be considered. This will come up after the Land Capacity Analysis, and is coming soon.</p>	
Adjourn	<p>The meeting adjourned at 12 pm.</p>	<p>The next meeting is July 13th and will be at Grace Church Hall.</p>