



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: July 13, 2018

Location: Lopez Library

Minutes approved July 20, 2018

**Committee Members in Attendance:** Barbara Thomas, Annie Albritton, Sandy Bishop, Dennis Ryan, Nancy Greene

**Committee Members Absent:** Madrona Murphy

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

**Guests:** Mike Webb, J Havner, Jeremiah Johnson (10:15), Gale MCallum (10:30)

Topic	Key Discussion Points and Agreements	Actions and Next Steps
Public Comments	<p>J Havner – new Lopez fire chief. Just introduced himself and is interested in changes that the committee might make that could affect fire and EMS.</p> <p>Mike Webb – interested in population changes, need for not just low cost housing. People want to move here and he is trying to provide opportunity for people who want to build nice houses and pay the big taxes. His kids want to move here too. Wants his property moved out of UGA reserve. Noted that Sandy wants her land out of reserve as well.</p>	
Confirm agenda	Annie moved and Nancy second – approval of agenda with an added agenda item: OPALCO concerns added as item # 7. Project schedule is now #8.	The agenda was <b>confirmed</b> by all with one addition.
Consider draft June 22, 2018 Minutes	Minutes: additions or corrections? Annie moved and Sandy second – all in favor (Nancy and Dennis abstain). No corrections or additions...	The minutes were <b>approved</b> as written.
Committee Roundtable Discussion on most Important part of plan and core values	<p>Dennis: Health is a critical driver – health of economy, ecology and interactions. The village needs to be walk-able, well connected between places and interesting. Annie: The Village needs to be compact. Compact naturally leads to walkability. Also we need a solid reasonable plan for growth. Having the plan in place is critical. Sandy – The plan needs to provide balance – balance between those who were here before, those who are here now and those who come after. Also balance between ecology, economy and people. Specifically not interested in a plan that fosters a Lopez Island growth plan that is representative of the mainland. The plan needs to foster sense of community. The character of the island is that we are an island of characters.</p>	



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	<p>Nancy: The heart of interest and concern in this plan is to foster a – healthy village – citizens relating, businesses relating. Relationships are primary. The land needs to help us preserve community values.</p> <p>Barbara: The plan needs to foster a sense of community that this island has always had. Sharing, caring and helping amongst ourselves. Need interactive spaces and spaces that allow us to continue knowing each other. Health is dependent on a compact village, awareness of each other and our environment.</p> <p>The above captured the cloud of committee core values.</p>	
<p>Staff updates Friday June 15 PC/Council briefing</p>	<p>The seasonal population report is out – everything about that discussion is interesting. Linda mentioned the joint meeting on July 20 (Planning Commission and SJC Council). Nancy asked if we should we come to the meeting? It will be recorded live. Can listen in. We decided the committee would stay and have a public meeting on Lopez.</p> <p>Posted on Comp Plan site we will find the population projection and seasonal population report. That and the housing report are both dated as July 6, 2018 on the county web site.</p>	
<p>Land Capacity Analysis update</p>	<p>Land capacity analysis. Erika did an overview. Passed out maps – looked at actuals and projections. Staff spot checked after computer gave analysis. Looked at proposed plan uses and densities. Current analysis indicated that seven million sf can be accommodated in the village. We looked at a series of maps:</p> <p>Mixed use: is currently 4 units per acre. Assumes</p>	



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	<p>402 dwelling units are built.  Proposed commercial capacity is 2 million sf. This map assumes that everything is built at 65% lot coverage.</p> <p>“See existing and proposed land use maps 7/10, analysis 7/13.” And the following numbers “The proposed capacity of dwelling units is 411, the existing capacity is 402. The proposed capacity of commercial development is 2,029,859 square feet. The existing capacity is 6,945,045 square feet. The proposed capacity of mixed use dwelling units is 1,015.”</p> <p>We need to address Block A and 100% lot coverage. Need to add a note on Lopez Village Association being unique within the sub-area plan. Perhaps five years from now we can have another analysis.</p> <p>5% of lands assumed not available – due to streets, etc. 25% of UGA assumed not for sale and 35% of UGA considered as second home factor not available.</p> <p>See Existing Land Use and Proposed Land Use designation analysis for further reference.</p> <p>The bottom line is that with our current proposal for land use, the UGA has plenty of capacity. Lopez remains limited by economics of place. The market doesn’t support 2,000,000 square feet of commercial. The analysis shows no new properties need be allowed into the UGA at this time because we have plenty of capacity.</p>	
<p>Schedule and next steps</p>	<p>Schedule: We are moving the schedule along. One more meeting before we go to planning commission and Council. Please review latest draft of sub-area plan that Linda passed out. Do a final check of document. Linda added a section on tree planting to plan. Added 2018 existing land use parcel map.</p>	



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	<p>Look at six year implementation process.</p> <p>The committee will give Council a list of areas we do not agree on. The committee could break up the plan so as to make clear which parts we do agree on.</p> <p>Meet as committee before July 27<sup>th</sup>.</p> <p>Chose July 20<sup>th</sup>. "Sandy contacted Madrona and we all agreed on a time and place."</p> <p>Public meeting. Update: Library from 3-5 p.m. July 20. Friday. All six committee members confirm they can come. Linda will advertise public meeting.</p> <p>Three parts get adopted by Council – sub area plan - adopted by ordinance, development regulations - adopted by ordinance and standard details – adopted by resolution.</p>	
Address OPALCO comments	Sandy moved and Nancy seconded. Broadband, electric and cell be referred to as generic. Utility is now allowed 78 – land use table. Micro grids would be allowed.	Motion approved.
Adjourn	The meeting adjourned at 11:50 pm.	