



# Lopez Village Subarea Plan

San Juan County Council Update  
December 6, 2016

# Lopez Village Planning and Review Committee

Appointed by County Council to help the community  
prepare a plan:

Barbara Thomas, Chair

Annie Albritton

Sandy Bishop

Nancy Greene

Madrona Murphy

Dennis Ryan

Plan dedication: Dan Drahn



LVPRC usually  
meets on the  
2nd and 4th  
Friday at the  
Lopez Library  
10:00 - 12:15

Public  
comments are  
encouraged at  
every meeting

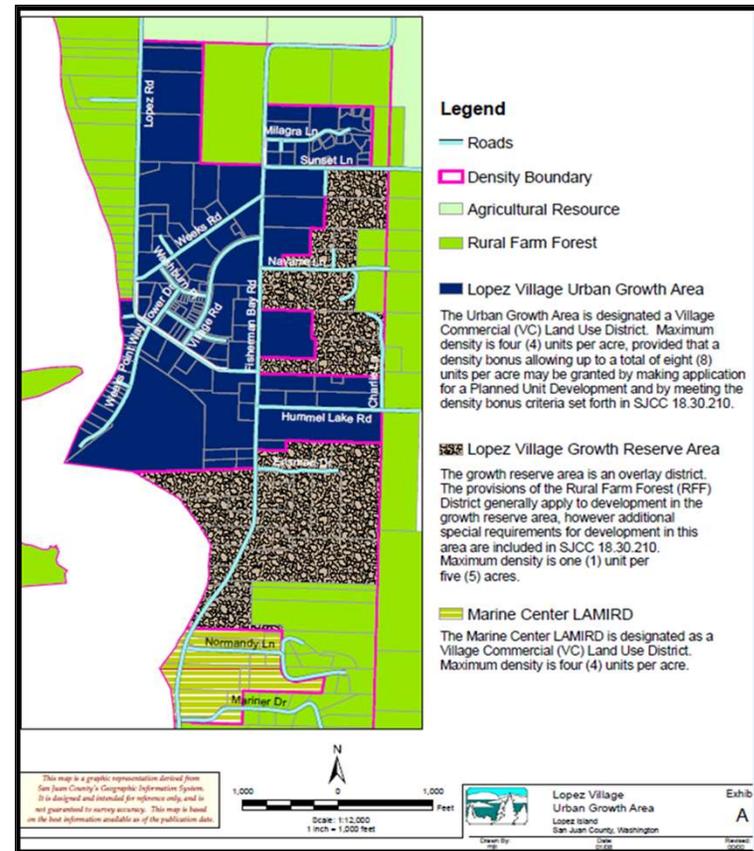
# Project Team



# Purpose

Lopez Village Urban Growth Area is currently designated as one land use district - Village Commercial with one set of regulations.

Lopez wanted a Subarea Plan to provide greater local governance over future growth and development consistent with the community vision.



## What is in a Subarea Plan?

- Planning context;
- A community vision;
- Goals that express the vision;
- Policies to guide decision-making and accomplish goals;
- Land use maps.

**Draft development regulations, standards plans and design guidelines are being developed to implement the plan.**



## Overview of Completed Drafts

- Existing conditions report;
- Vision;
- Goals and policies;
- Land use designations;
- 3 land use alternatives;
- 2 major outreach events;



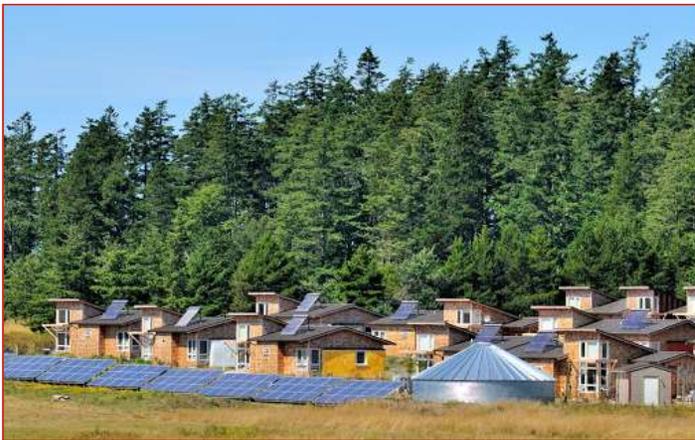
## Overview of Completed Work, Continued



- Revised vision, G&Ps, maps and land use alternatives;
- Land use tables;
- Other regulations, definitions, road standards; and
- Input on the Farmers Market stormwater project.

# Lopez Village Vision

Lopez Village, at the mouth of Fisherman Bay, is the social and commercial core of the Island where **local matters**. The Village provides opportunities for a **sustainable** quality of life within a friendly and responsible community setting. The **natural systems** which support the village are thoughtfully cared for and



**valued.**



## Core Values Envision the Creation of....

- A **sustainable, climate resilient village** with ecological integrity attuned to long-term stewardship of its natural context, very **protective of Fisherman Bay**, and that treasures **rural tranquility and night skies**.
- A viable, innovative, and **diverse economy** with employment opportunities, stable businesses, and services for residents and visitors.
- A well **connected mobility framework** network for pedestrians, bicycles, transit, and automobiles.

## Core Values Envision the Creation of....

- An inviting, **distinctive sense of place** based on the intrinsic qualities of our natural and built environment, valued historic and cultural assets, unique local character, and commitment to beauty, hand craftsmanship, and human scaled design including sustainable building practices and energy conservation.
- A **vital, healthy community** that fosters equity, diversity, and aging in place, and values local engagement in shaping Village development to achieve a high overall quality of life.
- A **livable Village**, with a range of services and uses where residents and visitors live, work, shop and socialize in a safe, **attractive, walkable and healthy environment**.

# Draft Map Alternatives

Option 1 – No change

Option 2

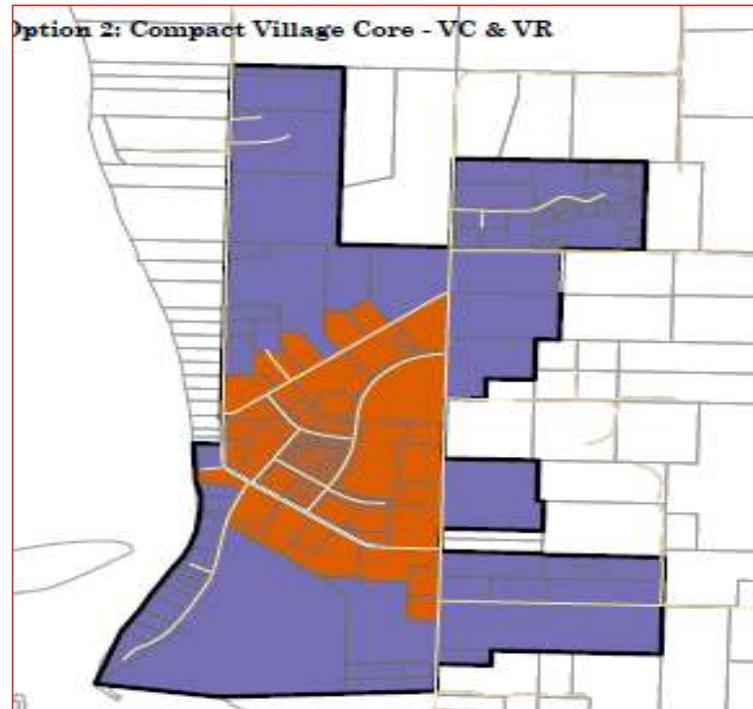
Compact Village Core

**Has two land use designations:**

- **Village Residential**
- **Village Commercial**

Establishes the commercial designation boundary on the west side of Fisherman Bay Road

Cottage industry and home occupation would be allowed in the residential designation



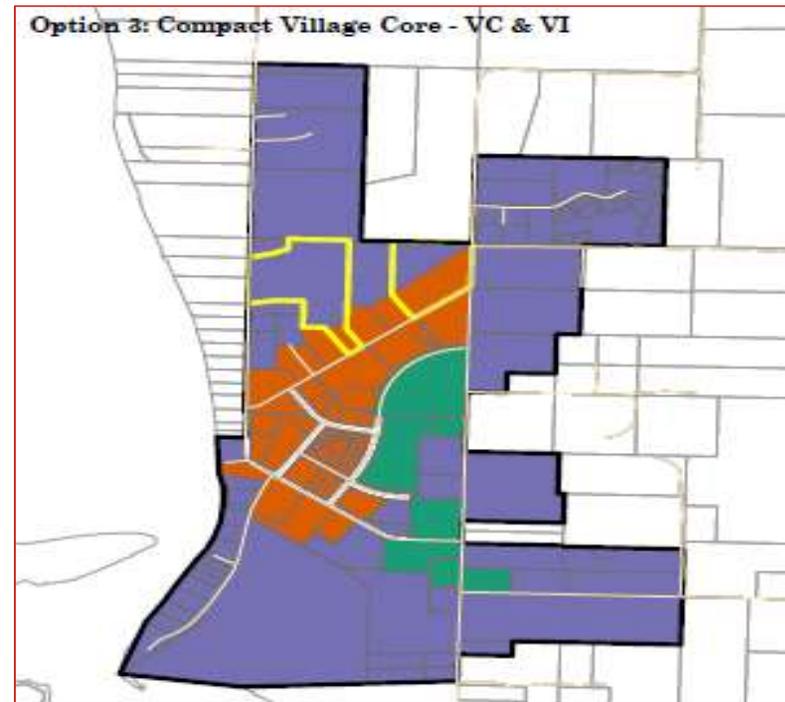
# Draft Map Alternatives

## Option 3 Compact Village Core

### Adds a third designation:

#### ➤ Village Institutional

This alternative provides three distinct designations based upon existing use patterns.



## 2017 Work Items

- Finalize draft development regulations, road standards and design guidelines;
- Finalize buildout numbers;
- Transfer plan elements into InDesign publishing format;
- **Hold public workshops;**
- Revise draft responding to feedback and comments;



## 2017 Work Items

- State Environmental Policy Act/Commerce 60-day notice;
- Comprehensive Plan amendments;
- Adoption ordinance;
- Legal staff review;
- Planning Commission briefings and public hearing; and
- Council briefings and public hearing.



# Opportunities to Help Shape the Plan

- Public workshops, events on Lopez;
- Planning Commission briefing meeting and public hearing;
- County Council meetings and public hearing; and



## Your Involvement is Vital

Subscribe to receive emails about outreach events and public hearings at:

<http://www.sanjuanco.com/list.aspx>

Visit the project website:

<http://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>

Questions?

