

Lopez Village Urban Growth Area (UGA) Subarea Plan Project Overview



June 15, 2018

San Juan County Council
and
Planning Commission

Presentation Overview

- Growth Management Act (GMA)
- Urban Growth Areas (UGA)
- Lopez Village Urban Growth Area
- Lopez Village Subarea Plan:
 - Overview and Planning Process
 - Plan Concepts, Components and Status
- Next Steps



Washington State Growth Management Act (GMA)

Requires that counties reduce sprawl, and

“Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner”

It does not require a specific percentage of projected growth be allocated to **urban growth areas** which are intended to provide urban services and higher density housing options than rural areas.

San Juan County UGA Boundaries

Are based on the premise that:

Fifty percent of future development on Orcas and Lopez Islands would occur within their urban growth areas.



Growth Management Act

Subarea plans must:

- Align with GMA planning goals to help protect public health, safety and welfare;
- Be consistent with the SJC Comp Plan, development regulations and capital budgets; and
- Plan for concurrent development of public facilities and services.

What is a Subarea Plan?

- It is a part of SJC's GMA Comprehensive Plan;
- A more specific guide to development for a specific area; and
- An opportunity for Lopezians to have greater control over future development in the Village.

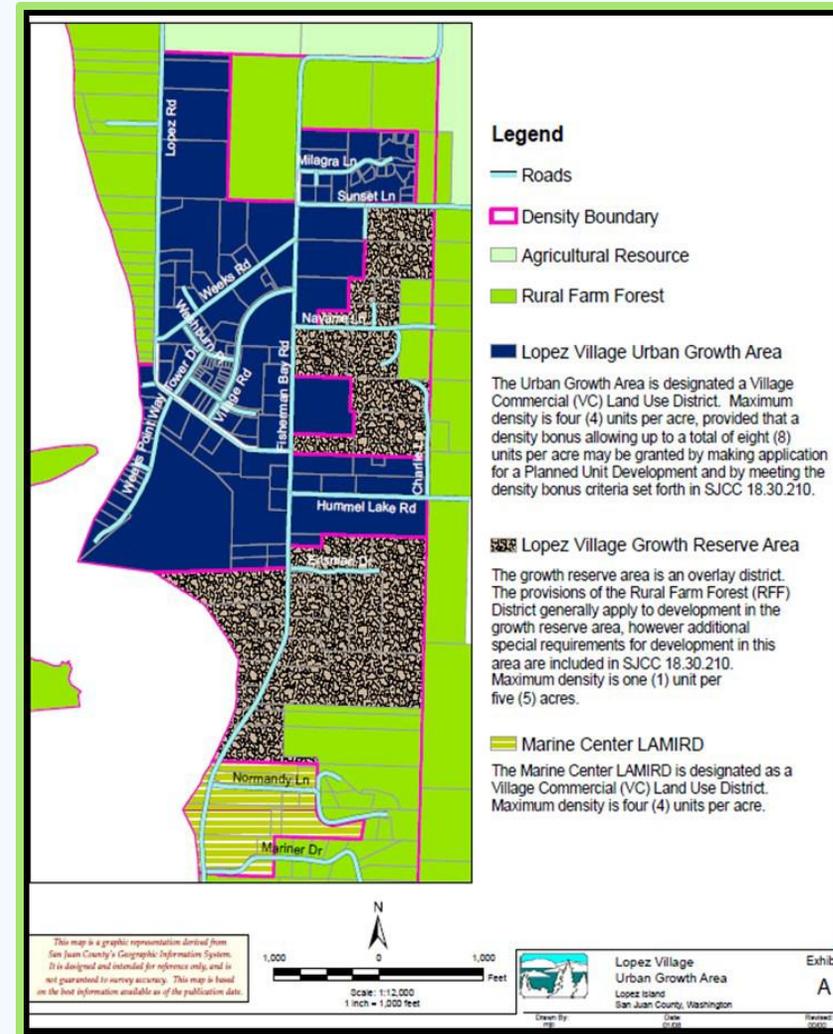
Lopez Village UGA Orientation

- Approximately 197 acres on the western side of Lopez Island
- About 1.6 miles in length and 1/2 mile wide
- Western boundary is largely the shoreline of Fisherman Bay
- Eastern boundary extends in a N/S alignment encompassing some parcels east of Fisherman Bay Road



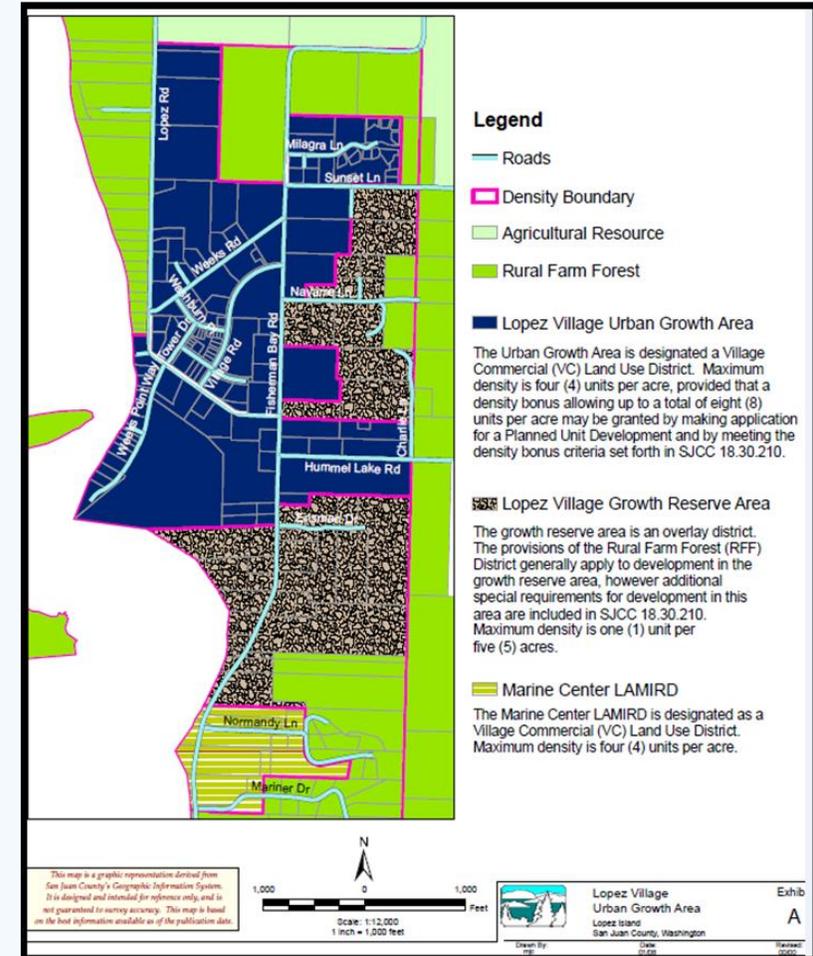
Lopez Village Urban Growth Area (UGA)

- Dark blue: Urban Growth Area
- Brown: Urban Growth Reserve Area
- Green: Outside of the UGA



Lopez Village UGA adopted in 2005

- Sized for 50% of Lopez's 20-year growth;
- Current Density: 4 residences/acre, plus an affordable housing density bonus;
- One use designation - Village Commercial; and
- The same regulations apply throughout the UGA.



Lopez Village Character

Lopez Village is characterized by a mix of commercial, institutional and residential uses, and open space.

Its identity and appeal draws on:

- Views and setting;
- A classic street grid;
- Small-scale buildings;
- Fine, local details; and
- Being the cultural and social center of the island.

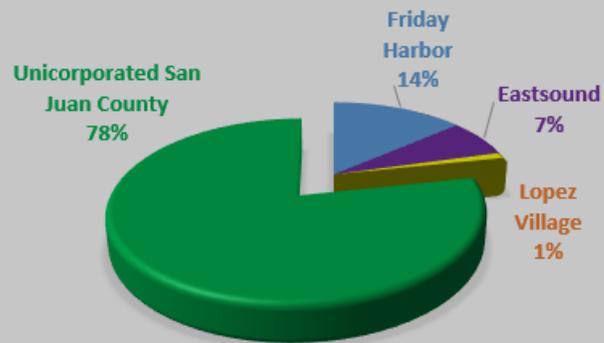


Lopez Village UGA Population

Lopez Village UGA 2016-2040 population forecast: proportionate share of State.

	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2546	2677	2801	2914	2936	3020
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	177	186	194	202	204	209
Percent of Island Population	6.30	6.47	6.68	6.93	6.93	6.93	6.93	6.93	6.93	6.93

Figure 2. 2016 Urban growth areas: Percent of County Population.



Source: OFM Small Area Estimates - Unincorporated UGA.



Subarea Plan Overview

Village Market Pop-up Studio

Lopez Village Subarea Planning Process



Lopez Village Planning and Review Committee



LVPRC usually meets every 2 weeks
Next meeting: June 22 – 10 am Lopez Library

Volunteers appointed by County Council:

Barbara Thomas, Chair
Annie Albritton
Sandy Bishop
Nancy Greene
Madrona Murphy
Dennis Ryan

Plan dedication: Dan Drahn

How Were the Drafts Developed?

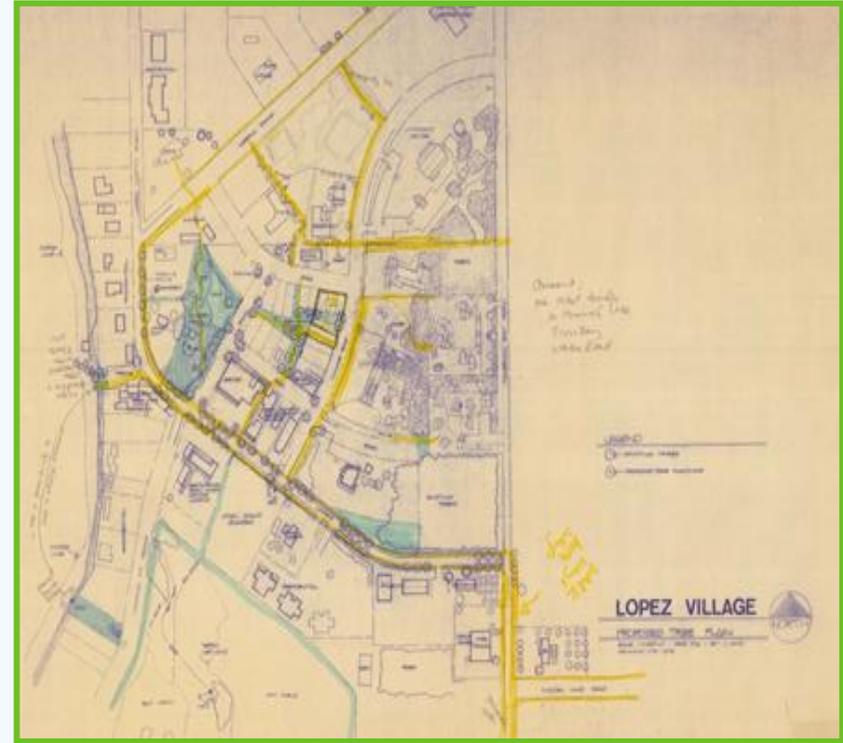
Through a reiterative process taking into account:

- past planning efforts;
- multiple viewpoints; and
- public comments.



Planning Background

- Decades of Village planning;
- Many past workshops & surveys;
- Community visioning; and
- Common themes from past planning efforts were incorporated in the draft.

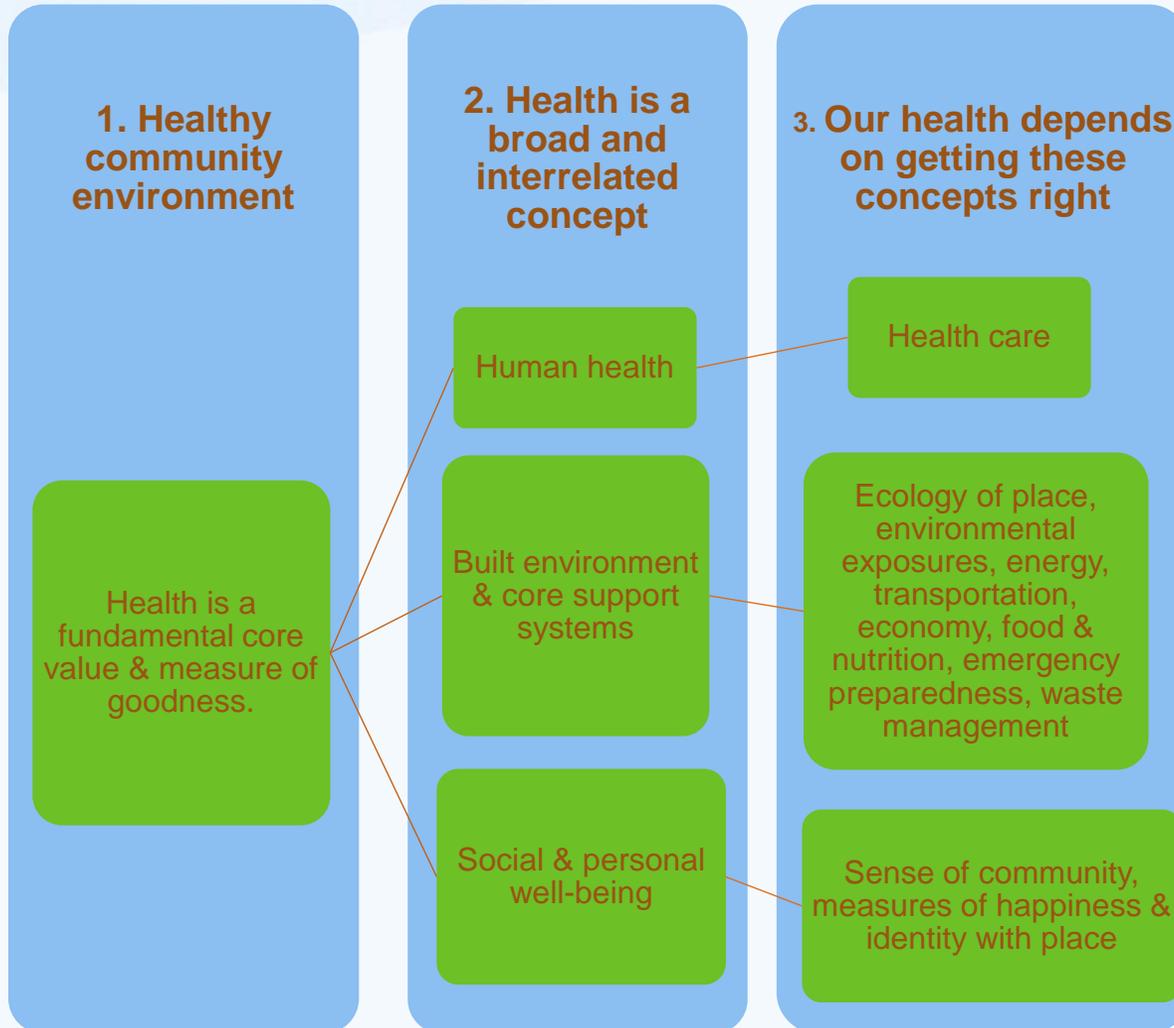


Using Past Planning Results...

- 1966 Lopez Village Corporation
- 1998 Growth Management Act
- 2002 Character/size of UGA
- 2003 Randal Arendt workshop
- 2008 Lopez UGA & ad-hoc Committee formed
- 2010 Islanders voted for a subarea plan
- 2014 Subarea plan development begins in summer



Key Subarea Plan Concepts



- Protect the environment;
- Build a healthy community;
- Improve walkability;
- Support mixed-uses and a variety of housing types; and
- Retain a vibrant sense of place.

Subarea Plan Components

- Community vision;
- Goals expressing the vision;
- Policies to guide decision-making and accomplish goals;
- Planning background, existing conditions, population and housing projections, etc.; and
- Official maps.

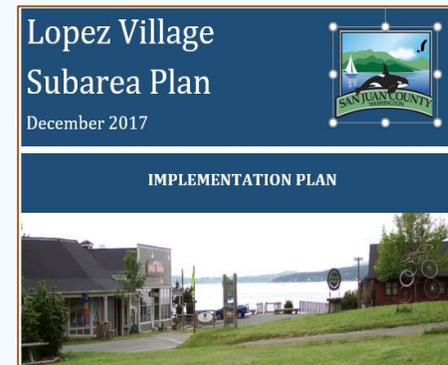
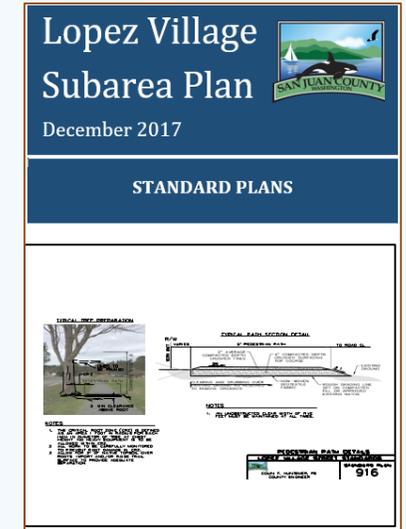
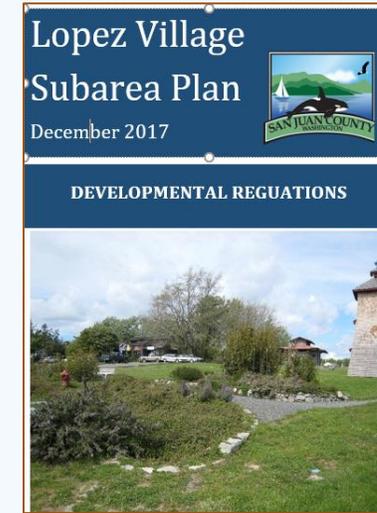
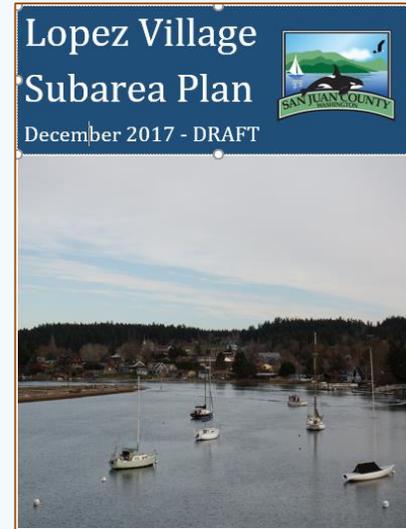


Subarea Plan and Implementation Components

The subarea plan contains the vision, contextual plan, goals, policies, and maps.

For plan implementation:

- Development regulations;
- Standard plans; and
- An implementation plan.



Vision

Lopez Village is on the mouth of Fisherman Bay and 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.

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.

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.

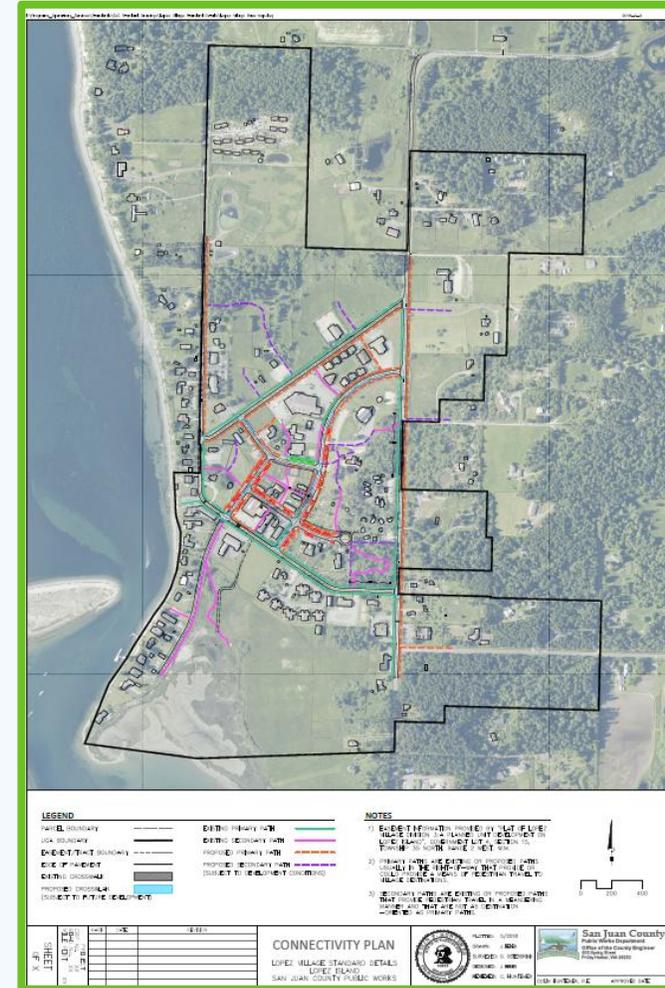


A livable village, with a range of services and uses where residents and visitors live, work, shop and socialize in a safe, attractive, walkable and healthy environment.

Subarea Plan Official Maps

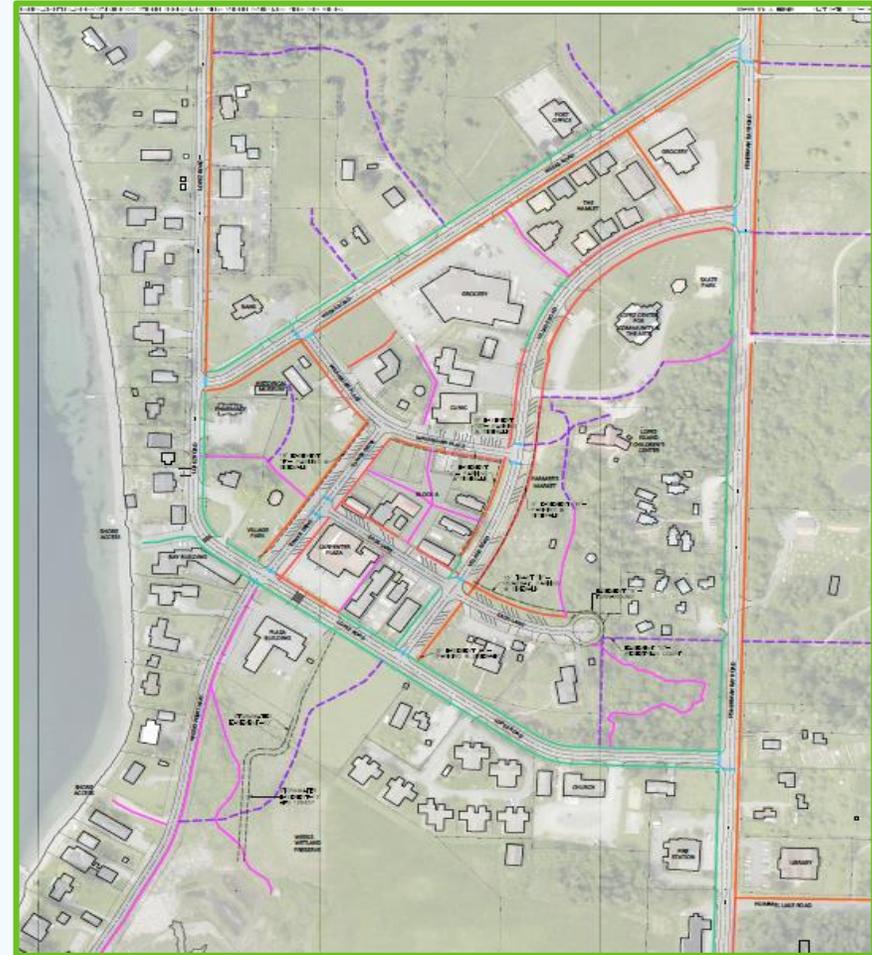
The official maps will show:

- land use designations;
- public facilities;
- recreation;
- open area; and
- transportation facilities.



Other Draft Maps Completed

MAP	
Connectivity	Existing and proposed paths with crosswalks
Tree Planting	Locations for proposed trees and species
Parking	Proposed parking areas with crosswalks
Parking Entitlement Area	Lopez Village Association designation



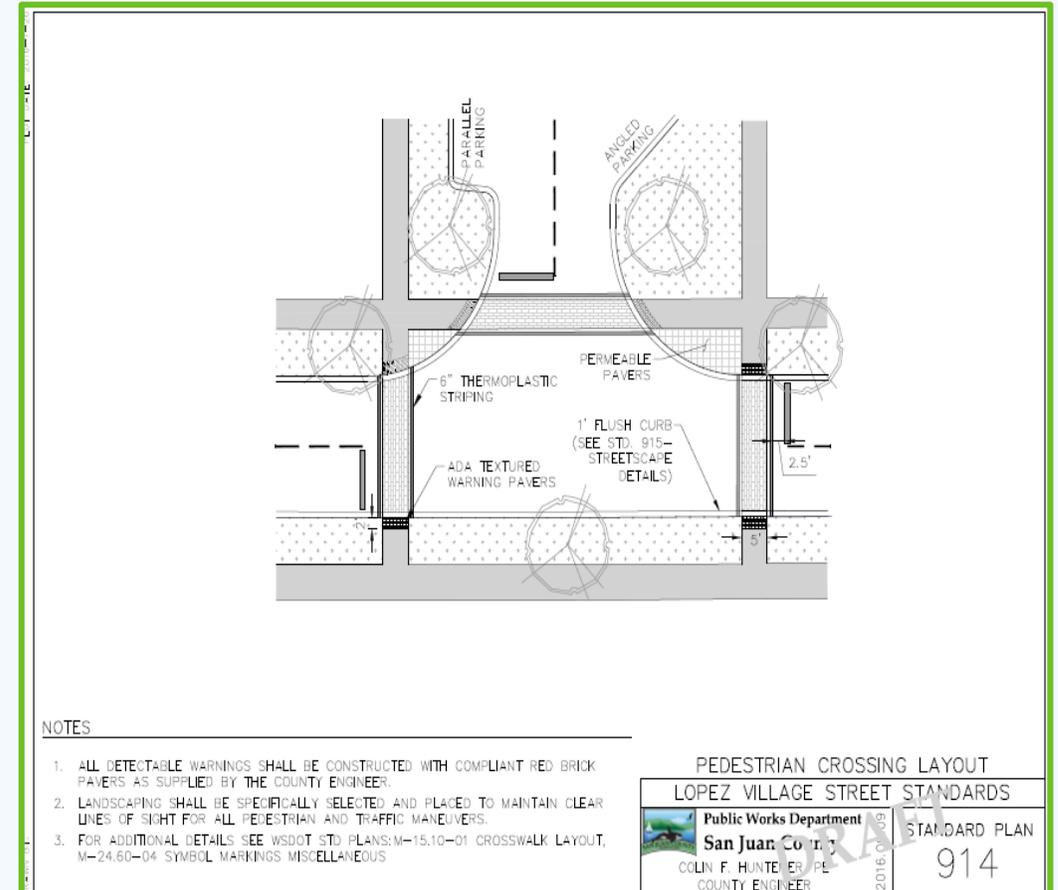
Draft Development Regulations

Land Use Table	Lopez Village		
	VC	VI	VR
Commercial Uses			
Animal shelters and kennels	P	N	N
Artisan activities	P	N	N
Auto fuel service stations and repair services	P	N	N
Bed and breakfast inn	P	N	P/C
Bed and breakfast residence	P	N	P

- Land use table;
- Dark sky lighting;
- Sign;
- Landscaping;
- Parking; and
- Road standards.

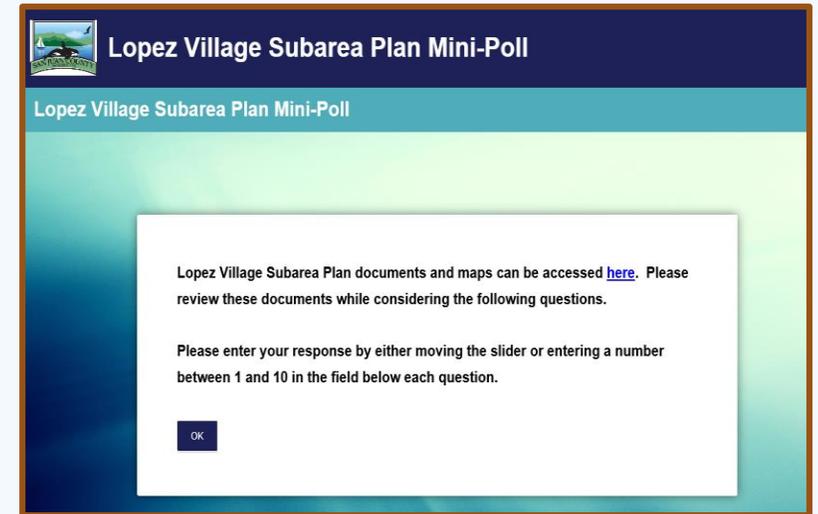
Draft Standard Details

STANDARD PLAN NO.	DESCRIPTION	NOTES
911	Typical Street Sections	No parking and parallel parking
912	Typical Street Sections	45 angle parking & main arterial
913	Parking Layout	
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts



Where are we in the process?

- January - Refined preliminary drafts
- February - Pop-up studios
- March - Open house
- February - April - On-line mini-poll
- April – County Council update on Lopez Island
- May – Advertised a special Q & A session, defined land capacity methodology assumptions, addressed public comments
- May - June - Responding to public comments, making revisions to draft plan, maps and regulations, preparing the land capacity analysis



Next Steps....

- **Finish land capacity analysis. Make final edits to the drafts;**
- Get LVPRC recommendation on final drafts and write ordinances;
- Brief County Council and Planning Commission on drafts;
- State Environmental Protection Act/60 - day notice of intent to adopt;
- Joint public hearing (Council & Planning Commission) on Lopez (Sept);
- Planning Commission deliberates and makes recommendation to Council;
and
- Council deliberates and makes the decision to adopt a Subarea Plan.

Project Website

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

Find Vision, Goals, Policies, Plan Maps, Regulations, Standard Details and Implementation Plan →

View Public Comments →

Look for updated drafts by July 6



The screenshot shows the San Juan County Washington website. The header includes the county logo, name, and navigation links: "Your Government", "County Services", "Community", and "How Do I...". A search bar and "Site Tools" are also present. The main content area is titled "Lopez Village Subarea Plan" and includes a sidebar with a table of contents. The main text describes the planning process and public participation opportunities. An image of a community meeting is shown on the right.

Subarea Plan	Home > Your Government > Community Services > Community Development > Long Range Planning > Lopez Village Subarea Plan
Schedule and Events	
Public Involvement Opportunities	Lopez Village Subarea Plan The Lopez Village Planning Review Committee was appointed by the County Council to develop a subarea plan proposal of the Lopez Village Urban Growth Area. The plan must be consistent with but more specific than the Comprehensive Plan. It will include specific policies, regulations, design standards and land use maps that will guide future development.
Staff Presentations	The project will build on the results of past participation efforts and design workshops. It will also be designed to address existing concerns and needs. Based on prior planning efforts, the Committee may focus on many issues, including but not limited to land use, capital improvements, development regulations, design standards, landscaping, parking, stormwater, habitat and pedestrian connectivity. This new effort will also ensure that the policies and plans created for Lopez Village address existing concerns and meet the local vision and needs.
Public Comments	Once draft proposals have been shepherded through the Lopez Village public participation process they will be transmitted to the Planning Commission and County Council for review and action.
FAQ	If you would like further notices and updates pertaining to this
Planning Commission Action	
County Council action	
Links and References	
Lopez Village Planning and Review Committee	
Minutes and Agendas	

Public Participation is Very Important

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>

Email Comments to: LVSPcomments@sanjuanco.com

or Mail them to:

Linda Kuller, SJC DCD, P.O. Box 947, Friday Harbor, WA. 98250

Questions?

