

## Linda Ann Kuller

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**From:** Jay Kimball <jay@mountaincedar.com>  
**Sent:** Wednesday, July 11, 2018 11:46 AM  
**To:** Linda Ann Kuller  
**Cc:** Beverly Madan; Foster Hildreth  
**Subject:** Re: Links to the updated Draft Lopez Village Subarea Plan and Regulations  
**Attachments:** Workgroup Comp Plan Summary - Lopez Village Draft - Electricity and Telephone Service.pdf

Hi Linda,

We note that the suggestions we submitted two months ago didn't make it in to this section (see PDF below). In the 2018-07-10 update, there are still factual errors, and old info. The PDF below has updated info that we hope you will incorporate to the Lopez subarea plan. We tried submitting to the comment email address, but are getting bounce-back.

Let me know if we can help in anyway.

Warm regards,

jay kimball  
376-5360

On Jul 10, 2018, at 4:41 PM, Linda Ann Kuller <[lindak@sanjuanco.com](mailto:lindak@sanjuanco.com)> wrote:

Hello,

The links to the latest drafts of the Lopez Village Subarea Plan, Development Regulations, Standard Details, and Implementation Plan are provided below. The Standard Details have not changed since the last open house.

The documents were edited and updated to include revisions in response to public comments heard at and after the open house and include the most current maps including the Tree Planting Plan that was not in the open house version. It was in the development regulations previously. In the draft Plan, text was added related to the tree planting plan and land capacity analysis. Also a placeholder was added to the Appendix for the land capacity maps, spreadsheets, etc. and some background. The development regulations now include the neighborhood business concept.

There is still some formatting to do (especially the maps which are difficult in word). Eventually all of the maps, figures and tables will be tabbed in the table of context.

2018-07-10-Draft Plan:

[https://www.sanjuanco.com/DocumentCenter/View/16481/2018-07-10\\_Draft-Subarea-Plan](https://www.sanjuanco.com/DocumentCenter/View/16481/2018-07-10_Draft-Subarea-Plan)

2018-07-10-Draft Development Regulations:

[https://www.sanjuanco.com/DocumentCenter/View/16482/2018-07-10\\_LV\\_Dev\\_Regs](https://www.sanjuanco.com/DocumentCenter/View/16482/2018-07-10_LV_Dev_Regs)

LVPRC Approved Standard Details:

[https://www.sanjuanco.com/DocumentCenter/View/13859/2017-12-08 LV Draft Standard- Details](https://www.sanjuanco.com/DocumentCenter/View/13859/2017-12-08_LV_Draft_Standard-Details)

The latest ( May 2018 ) Implementation List is posted at this link:

[https://www.sanjuanco.com/DocumentCenter/View/16483/2018-05-07 Implement Action-List](https://www.sanjuanco.com/DocumentCenter/View/16483/2018-05-07_Implement_Action-List)

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## Government Administration Suggested Language - page 61

This element includes Electricity and Telephone Service sections. There are several errors in the current revision. Here we offer corrections, updates to the existing language. These comments pertain to the 2018-07-10 update of the subarea plan.

### Telephone and Broadband Service Element - page 61

Although personal wireless services are not utilities but commercial services, the Washington Utilities and Transportation Commission (WUTC) regulates telecommunications utility providers to ensure that safe and reliable service is provided to consumers at reasonable rates.

CenturyLink provides plain old telephone service to Lopez Island and maintains an office in the Village. In addition, CenturyLink also provides advanced telephone services such as voicemail and call-waiting; dial-up internet services; digital subscriber line (DSL) service; as well as private dedicated services (i.e. Ethernet) which attempt to meet the needs of telecommunication customers throughout the county. CenturyLink provides service via a fiber optic cable network that connects all of the major islands to the mainland. It strives to provide all the essential services to meet the needs of telecommuters and those who run businesses from their homes.

Cell service **has been** an issue around the island and emergency managers would like land lines established at popular destinations including the Village Park in Lopez Village.

Rock Island Communications, a subsidiary of Orcas Power and Light Cooperative, is currently the largest provider of broadband services in the county. It provides fast reliable fiber and wireless broadband and, through its partner T-Mobile, extensive cell phone service, with coverage throughout most of the county. This has resulted in important improvement in first responder communications and public safety, and alternatives to CenturyLink phone service.

### Electric Service Element - page 61

San Juan County relies on electricity generated primarily in the Pacific Northwest and transmitted to the San Juan Islands by the Bonneville Power Administration (BPA) and Puget Sound Energy. This electricity is sold to the Orcas Power and Light Company (OPALCO) at BPA's point of delivery on Lopez Island. OPALCO is the sole electric service provider in San Juan County. **BPA electricity is 97% greenhouse-gas free.**

OPALCO, a member-owned, private, non-profit Rural Utility Services (RUS) Cooperative maintains an office on Lopez Island and provides local electric service to its members. OPALCO is primarily an electric distribution utility at present, distributing power via submarine cables to members on twenty islands, but retains a small amount of generation capacity for emergency purposes at its generation plant in Eastsound. **In June of 2018 they will add a 500 kW community solar array, the largest in the state. This array will be paired with a 500 kW utility-scale storage battery, providing a variety of benefits, including micro-grid functionality which can enhance grid reliability during outages. It is anticipated that this micro-grid package could be deployed to San Juan County town-centers over the next few years, including on Lopez Island, possibly serving Lopez Village. Micro-grids can help town-centers minimize economic impact during outages. Lopez Village Subarea Plan may want to consider policy that takes into account the potential for a micro-grid sited in the village area.**

According to OPALCO, the Number 2 substation in Lopez Island (Tax parcel 152232002) has adequate capacity at 20 Megawatts to serve existing loads. OPALCO maintains a comprehensive system plan to expand capacity as growth occurs. Lopez Island is in OPALCO District 3 which had 2117 service accounts in 2005 and XX in 2013.

## Suggested Comp Plan Language (from OPALCO)

### Notes