SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
dcd@sanjuanco.com www.sanjuanco.com

DETERMINATION OF NONSIGNIFICANCE

Proposal: This is a nonproject proposal. San Juan County proposes to amend San Juan County Comprehensive Plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix. To implement the Plan, amendments and the addition of new development regulations are proposed to San Juan County Code Title 18. Draft standard details and an implementation plan are also available for public review. Attached are:

A. Draft Lopez Village Plan
B. Draft Lopez Village Development Regulations
C. Draft Standard Details
D. Draft Implementation Plan

The Lopez Village Urban Growth Area (the Village) is located on the western side of Lopez Island. Lopez Village's (Village) western boundary is almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a north/south alignment and encompasses some parcels on the eastern side of Fisherman Bay Road.

The Lopez Village Plan is a proposed subarea plan of the San Juan County Comprehensive Plan that will apply to the Lopez Village Urban Growth Area. The plan will be adopted pursuant to San Juan County Code (SJCC) 18.30.190 and 18.90.050 and in accordance with Article 11 of the Washington State Constitution; Chapter 43.21C RCW (State Environmental Policy Act); Chapter 90.58 (including without limitation RCW 90.58.340) (Shoreline Management Act); Chapter 36.70 RCW (Planning Enabling Act); and Chapter 36.70A RCW (Growth Management Act).

The Lopez Village Plan will supplement goals and policies in the San Juan County Comprehensive Plan. It will apply to all land, land use activity, and to all structures and facilities developed within the official map of Lopez Village. The Lopez Village Plan reflects the vision and core values developed by the community. It focuses on people, health, housing, connectivity, and protection of the natural environment and quality of life that makes Lopez Village a special place to live. The Draft Plan contains:

- The planning context and elements such as population, housing, physical environment, capital facilities, etc.;
- A community vision;
- Goals that express the vision;
- Policies to guide decision-making and accomplish goals; and
- Land use maps.

Land Use Designations

Currently, there is one land use designation in the Village, Village Commercial. Based upon existing and desired land use patterns, three land use designations are proposed. The proposed land use map was designed after 4 alternative maps (including a do nothing – leave all of the Village in the Village Commercial land use designation) were presented to the public in 2015. Based on public comments, the proposed land use map alternative was developed to include a compact commercial core that allows mixed-use. It was revised after additional public comments were received at, and following a 2018 open house. The proposed land use map includes the three land use designations: Village Commercial, Village Institutional and Village Residential.

Under current regulations, the LV UGA has a maximum density for single-family development in the Village of 4 units per acre. A density bonus is available for developments that meet special criteria. A total of 8 units per acre are allowed with a Planned Unit Development that meet affordable housing requirements. Under the proposal, the maximum density is 6 units per acre with a density bonus of 12 units per acre for affordable housing.

A Land Capacity Analysis was used to determine the capacity of the Lopez Village Urban Growth Area.. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area in the urban growth area was run under the existing land use designations and regulations, and proposed land use designations and development regulations. The analysis completed on July 27, 2018, indicated there was no need to expand the UGA and include any of the UGA reserve area to accommodate the projected population or housing needed to accommodate the projected population

New and amended regulations to implement the goals and policies of the Lopez Village Plan are proposed the San Juan County Code Title 18. The land use regulations developed for the Village include densities, an affordable housing density bonus, and a land use table for the three land use designations establishing what land uses are allowed in each designation, setbacks, parking and road requirements, landscaping, lighting, and dimensional standards, a role for the Planning and Review Committee in development review, and standards and performance measures for specific uses. Proposed standard details and an Implementation Plan are also available for review.

Applicant: San Juan County Department of Community Development

San Juan County, the lead agency for this proposal, has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required. Under WAC 197-11-340(2), a Determination of Nonsignificance was **issued on August 15, 2018**. The determination was made after a review of a completed environmental checklist.

Copies of the proposed amendments to the SJC Comprehensive Plan including the proposed Lopez Village Plan, and amendments to San Juan County Code Title 18, proposed standard details and Implementation Plan, SEPA checklist and related project documents are available on project website at https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan. They may also be viewed at the Community Development and Planning Department, 135 Rhone Street, in Friday Harbor.

Comments on this determination must be submitted by **August 29, 2018 to** Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com Email subject line: Lopez Village Plan SEPA. For more information, please contact Linda Kuller at the DCD office or (360) 370-7572 or lindak@sanjuanco.com.

Following a final decision this determination may be appealed with the underlying action to Superior Court or State Boards as provided in RCW 36.70A, RCW 90.58, and RCW 36.70C. For appeals to Superior Court the appeal period in 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Responsible Official: Erika Shook, AICP, Director SLL for Erika
Department of Community Development
(360) 378-2354

Erika Shook

Date: August 15, 2018