



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
cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: September 7, 2018

TO: San Juan County Council
San Juan County Planning Commission

CC: Mike Thomas, County Manager
Lopez Village Planning and Review Committee (LVPRC)

FROM: Linda Kuller, AICP, Planning Manager *LK*

BRIEFING: DRAFT Lopez Village Plan (a sub area plan of the San Juan County Comprehensive Plan), development regulations, standard details and implementation plan

HEARING: September 21, 2018

ATTACHMENTS:

- A. Lopez Village Planning Review Committee draft July 27 & August 10th minutes
- B. SJCC 18.90.030 mailed notice
- C. Revised Drafts Map 2 Tree Planting, Map 7 Connectivity, and Map 8 Parking Entitlement Area /Plan
- D. September 4, 2018 proposed changes to August 3, 2018 Implementation Plan
- E. SEPA DNS and revised DNS documentation
- F. August 14, 2018 Commerce Acknowledgement / Intent to Adopt
- G. Notice of Public Hearing and Revised SEPA comment deadline / distribution
- H. Public Comments: also found at: <https://www.sanjuanco.com/1363/Public-Comments>

PURPOSE: To take public testimony on the following found at:
<https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>

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

PUBLIC COMMENTS: Send to LVSPComments@sanjuanco.com or see Attachment G for further instructions.

BACKGROUND: At your August 17, 2018 briefing, I informed you of the Lopez Planning and Review Committee's (LVPRC) unanimous recommendation on July 27, 2018, to forward the draft Lopez Village Plan (Draft plan) that will apply in the Lopez Village Urban Growth Area to you for the legislative review process. In addition to the Draft plan, LVPRC recommended that the draft development regulations, standard details and implementation plan be considered by the Planning Commission and County Council.

The August 3, 2018, staff report included the draft hearing documents referenced above:

<https://www.sanjuanco.com/DocumentCenter/View/16624/Lopez-Village-Plan-Staff-Report---2018-08-03>

The August 3rd staff report includes a summary of what each LVPRC member thought was most important about the proposed plan and identifies topics where there was not complete LVPRC consensus. It also provides important project background information including an overview of its applicability and authority and it provides highlights of the proposed plan, development regulations, standard details and implementation plan. In addition, it includes a recap of primary public outreach efforts.

Lopez Village Plan Revisions Recommended by the LVPRC

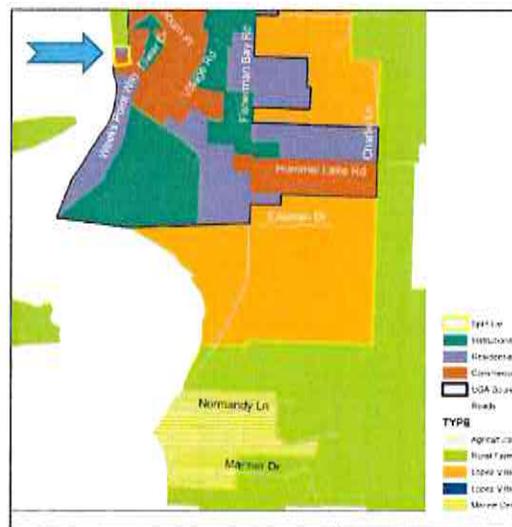
- The LVPRC wanted some map revisions done as part of their recommendation. Staff could not complete those until after the draft plan went out for review. These map changes are provided in (Attachment C) and include the revised:
 - Map 2 Tree Planting (revised to include an insert of the UGA), Draft plan Page 25;
 - Map 7 Connectivity (revised to include an insert of the UGA and to extend the paths on Fisherman Bay and Lopez roads to the extent of the UGA boundaries), Draft plan Page ; and
 - Map 8 Parking Entitlement Area /Plan (revised to include an insert of the UGA, Draft plan Page 46

The LVPRC recommended the following additions to the plan. At this point, staff makes the following recommendations:

- Executive summary - prepare this summary as an implementation bulletin after the final plan and regulations are adopted; and
- How to use this plan – develop this tool as an implementation bulletin.

Lopez Village Plan Revisions Recommended by the Staff or Public

- Per Opalco comment change *Puget Power* to *Puget Sound Energy* on Page 65, Lines 6 and 7 of the draft plan;
- Staff does not recommend the proposed split land use designations of Village Residential and Village Commercial on TPN251550011000 located at 315 Lopez Road at the corner of Old Post Road. This property is shown in the yellow border below. It can be better seen on the proposed Land Use Map 5 on Page 30 of the draft plan. This property does contain a portion of a commercial parking lot and commercial is located on all but its northern side which is residential. See the aerial photo below that shows the property line (light blue).





Lauren Stephens attended LVPRC meetings and provided comments to the LVPRC to recommend that the property not have a split land use designations and proposed commercial for the property.

Staff believes also that the property should be designated commercial. Split land use designations are difficult to implement and provide uncertainty for property owners. If This property is adopted with split designations the exact boundaries of each portion must be identified in the record.

- Recommend that the following highlighted land use text on Page 30, Lines 18 through 30 be modified to recent and any final changes to the proposed land use map;

Village Commercial

A part of the heart of the Village, the Village Commercial designation recognizes the importance of a vital commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation of Island residents. This traditional village core includes elements of land use diversity, neighborhood compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are allowed. **This designation retains commercial uses on the west side of Fisherman Bay Road.**

Village Institutional

The heart of the Village also includes areas designated Village Institutional that support aspects of the public health, social and service needs of the community. **These areas are primarily located west of Fisherman Bay Road,**

Development Regulation Revisions Recommended by staff

- Fix political signs consistent with recent changes to San Juan County Code 118.40.400(C). Recent code amendments outright exempt political signs. Time limits on political signs are not enforceable. On May 21, 2018 and June 1, 2018, the Superior Court for San Juan County entered orders temporarily preventing the enforcement of “the temporal aspect of SJCC 18.40.400(C) dealing with political signs until the County could fix the code. The County Council adopted

Ordinance 16-2018 to address this issue. Amendments to the draft Lopez Village development regulations on Page 44 (August 3, 2018), lines 25- 27 are also needed as shown below:

18.XX.XXX Signs.

A. The following signs are exempt from the regulations contained in subsections B through D:

1. Signs required by law, and flags of national and state governments.
2. "No Hunting" and "No Trespassing" signs smaller than two (2) square feet
3. Political signs. ~~that are erected no more than forty-five (45) days prior to an election and are removed by the candidate or landowner no more than seventy-two (72) hours following an election terminating candidacy.~~ Political signs shall not exceed six (6) square feet in area.

Development Regulation Revisions Recommended by LVPRC and Staff

The County received many public comment after the LVPRC recommended transmittal of the draft regulations for legislative processing regarding "mobile food vending units" (i.e. food trucks). People have enthusiastically support food trucks on Lopez Island and in the Village. These comments primarily raised concerns with the proposed time-limits and locational restrictions on food trucks and their placement. Most comments were generic and request support for food trucks and that they not be regulated. In addition, the comments indicated that the Chamber of Commerce has supported food trucks currently operating in the Village. Commenters pointed out that the main issues for regulation were toilets for employees required by food safety regulations, clean-up and disposal of trash, seating if needed and public toilets if seating is provided. The SJC Department of Health and Community Services regulates food trucks including clean and waste water. Among other comments, the Washington State Food Truck Association suggested that units not be parked beyond 10:10 PM or before 6:00 am unless part of a special event.

The LVPRC met on August 10, 2018, and provided some input on possible revisions to the proposed draft found on Page 42 (August 3, 2018) at lines 8 -23 such as:

Mobile food vending units.

- A. Mobile food vending units at special events.....
- B. Mobile food vending units can be located at semi-permanent or permanent parking spaces on private or public property with the written permission of the property owner prior to set up and the following additional agreements:
 - A written agreement for the cleanup and disposal of trash generated by the unit with either the property owner or the Lopez Chamber of Commerce.
 - A written agreement that includes provisions for the use of and maintenance of toilet facilities for the venders and/or the public with the property owner or the Lopez Chamber of Commerce as such facilities are required or desired.
 - A written agreement including provisions for seating if needed.

Based on public comments and LVPRC input, staff recommends the following changes to the proposed code:

18.30.XXX Mobile food vending units.

~~A. Mobile food vending units are allowed on a property for a period not to exceed three (3) days per event for a maximum of four (4) events per calendar year, except when located wholly or in part within shoreline jurisdiction, they may be conducted only for a period not to exceed twenty four (24) hours per event and a maximum of four (4) events per calendar year. Mobile food vending units are permitted at temporary events pursuant to SJCC 18.80.060. (Note: procedures for temporary events and uses.)~~

B. Mobile food vending units are allowed to be located on private or public property. The following written agreements with the property owner, Lopez Chamber of Commerce or other responsible entity are written permission of the property owner is required prior to set-up occupancy to address:

1. Cleanup and disposal of trash generated by the unit and their customers;
2. Use of and maintenance of toilet facilities for the venders and/or the public; and
3. Provisions for outdoor seating if it is desired.

~~C. Mobile food vending units are not allowed to be located within fifty (50) feet of the main entrance of an existing restaurant during its business hours unless the restaurant owner provides written permission to the operator of the unit. Mobile food vending units are not allowed to be located within fifty (50) feet of the main entrance of an existing restaurant during its business hours unless the restaurant owner provides written permission to the operator of the unit. Approval from the County Department of Health and Community Services and State;~~

D. Mobile food vending units must be placed at least five (5) feet from driveways, sidewalks, utility boxes, accessibility ramps, and building entrances or exits.

Staff does not recommend the addition of the language about semi-permanent or permanent parking spaces because it is too restrictive and confusing. Input is needed on the WA. Food Truck Association's suggestion about units not be parked beyond 10:10 PM or before 6:00 am unless part of a special event.

Standard Plan Revisions Proposed by the LVPRC

At a special meeting on August 10, 2018, to discuss new stormwater grants the LVPRC voted to recommend changes to Standard Plan #912 to accommodate new stormwater plans:

- Revise the draft Standard Plan #912 Parking Layout to allow the option of using pervious concrete for surfacing in the area of the parking spaces and modify the curves of the layout to better accommodate street sweeping activities.

Public Works is developing this revision.

Implementation Plan Revisions Recommended by the LVPRC

Also at their August 10, 2018 meeting after hearing from the Public Works staff and Port of Lopez, the LVPRC suggested some changes to the draft implementation plan to:

- Add a project suggested by the Port of Lopez regarding access to Lopez Village; and
- Revise the stormwater projects to reflect those proposed by Public Works after receiving grants for some capital improvement projects

See Attachment D for these proposed additions to the implementation plan that are shown in red strike-out/underline.

PROCEDURES: Staff has met all procedures for the Growth Management Act, State Environmental Policy Act and San Juan County Code thus far and have also:

- Distributed flyers regarding the public hearing;
- Posted notice of the public hearing notice on Lopez Rocks; and
- Transmitted information to interested parties via email.

August 8, 2018	Mailed notice to property owners in the Lopez Village Urban Growth Area and within 300 feet per SJCC 18.90.030 (Attachment B).
August 14, 2018:	Washington Department of Commerce: Acknowledged the County's transmittal of a notice of intent to adopt a subarea plan, development regulations and standard details (Attachment F).
August 14, 2018	Sent environmental checklist / determination of non-significance to Ecology/agencies and newspaper to publish. The newspaper did not print it.
August 14, 2018	Washington Department of Ecology (Ecology) issued the Determination of Nonsignificance Issued Material ID <u>201804469</u> (Attachment E).
August 28, 2018	Ecology updated the SEPA register with the revised DNS for <u>201804469</u> extending the comment period to September 19, 2018 (Attachment E).
September 5, 2018	The revised DNS was re-distributed (Attachment G).
September 5, 2018	Notice of joint public hearing and revision to DNS extending the comment period until September 19, 2018 was published in the San Juan Journal and Islands Sounder (Attachment G).

REVISED PROJECT SCHEDULE: Due to a heavy Planning Commission workload, the schedule for deliberations has been extended.

September 5:	Public hearing and revised Determination of Nonsignificance (DNS) published
September 19:	DNS Comment period ends
September 21:	Joint public hearing on Lopez Island – Lopez Center for Community and the Arts
October 19:	Planning Commission deliberations and recommendation to Council
November:	Brief Council on Planning Commission's recommendation
November /Dec:	County Council deliberations

PLEASE SEE THE PROJECT WEBSITE:

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



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: July 27, 2018

Location: Lopez Library

Minutes approved _____, 2018

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

Committee Members Absent:

Staff in Attendance: Linda Kuller

Guests:

Public Comments	There were not public comments	
Confirm agenda	<p>The items from the July 20th minutes were added to the agenda with the approval of the minutes.</p> <p>Annie moved to confirm the agenda. Nancy seconded the motion.</p>	The agenda was confirmed .
Consider draft July 20, 2018 Review items from July 20 th minutes	<p>Clarifications were made to the minutes, substituting "members have diverse opinions" for "members prefer diverse options". The item on shared parking was changed to "not enough shared parking is required in the plan."</p> <p>Sandy moved to approve the minutes as clarified. Nancy seconded the motion.</p> <p>Linda reported that including 100% build out for Block A does not make a significant difference in the Land Capacity Analysis.</p> <p>The maps are being adjusted so that the orientation is uniform, and Linda will include a section on the Land Capacity Analysis methodology.</p> <p>The neighborhood enterprise areas can be included as a map pertaining to the footnote, but are not an overlay.</p> <p>On Map 6 the proposed trails will be extended to the edges of the UGA, which will also connect the lots on Kingfisher and Milagra to the plan for a walking village.</p> <p>Linda is working on standardizing the info on water systems.</p> <p>Madrona moved to remove remove footnote 7 on the land use tables and instead note that roosters are not allowed in the urban growth area.</p> <p>There was no second.</p>	The minutes were approved as corrected.



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: July 27, 2018

Location: Lopez Library

Minutes approved _____, 2018

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

Committee Members Absent:

Staff in Attendance: Linda Kuller

Guests:

<p>LVPRC Recommendations:</p> <ul style="list-style-type: none"> • Draft Plan; • Development Regulations; • Standard Details; and • Implementation plan 	<p>Barbara moved to change the title to recommendation B: "Lopez Village Plan for the vital place at the heart of Lopez Island; A subarea plan within the San Juan County Comprehensive Plan".</p> <p>Annie seconded the motion.</p> <p>Making "vital place" lower case was accepted as a friendly amendment.</p> <p>Annie moved to approve the draft plan with the following modifications: changes to the TOC to reflect the relative weight of items, a new cover picture, an orientation intro from the committee, photos of the public design process, map changes discussed today, view corridors, a "using the plan" section in the summary, and edits that are submitted by Wednesday August 1st.</p> <p>Sandy seconded the motion.</p> <p>Madrona moved to approve development regulations with the modifications made today.</p> <p>Nancy seconded the motion.</p> <p>Nancy moved to accept the standard details as put forward.</p> <p>Sandy seconded the motion.</p> <p>The following changes were made to the implementation plan: Remove 2017, and for 2019 include shared parking agreement, parking bank, design guidelines, refine view corridors (public and private), and education around safe driving,</p> <p>Sandy moved to approve the implementation plan with the modifications made today.</p> <p>Annie seconded the motion.</p>	<p>The motion on the title passed with one opposed.</p> <p>The motion to approve the draft plan carried.</p> <p>Edits need to be sent to Linda by Wednesday! Nancy will send pictures from the design process. Annie will get an aerial photo for the cover. Linda will put together initial part and send it out for comments.</p> <p>The motion to approve the development regulations carried.</p> <p>The motion to accept the standard details carried.</p> <p>The motion to approve the implementation plan carried.</p>
<p>Adjourn</p>	<p>The meeting adjourned at 12:20pm</p>	



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: August 10, 2018

Location: Greene Partners

Minutes approved _____ 2018

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

Committee Members Absent: Dennis Ryan

Staff in Attendance: Shannon Wilbur and Kendra Smith, two other Lopez Island staff

Guests: Paul Hendrickson

Public Comments	Paul Hendrickson representing the Port of Lopez requested that marine access to the Village be provided either at the end of Post Road or at the public access site on Weeks Lane. The Port estimate for persons walking to the Village from the marinas from May to Sept. is over 4000. Sandy Bishop pointed out that dinghy access to the Village was of interest to cruise ships and the Village was not prepared to accept cruise ship access.	It was moved and seconded to include a consideration of marine access on the implementation plan.
Confirm agenda	The agenda was confirmed with 2 additions: Staff Update and Food Trucks	
Staff Update	Shannon Wilber gave the staff update: The UGA insert has been placed on the maps, two new Public Works employees are residing on Lopez and Public Works has received the grants they applied for to manage storm water in Lopez Village.	
Stormwater grant awards	Kendra Smith explained the grants will be used to improve the ditches on Weeks Road, the ditch by the Farmer's Market and Village Road including a path and pervious angle parking and the storm water outfall to Week's wetland. A test of vegetation will be done on Weeks Road this fall. The portion of the project for Village Road will require land acquisition from the Community Center and the Week's wetland outfall will require land acquisition from the adjacent property owner.	The committee moved and seconded a motion of support for the proposals.
Public Works 6 year Clean Water Capital Improvement Program	Kendra Smith discussed the Clean Water Capital Improvement Program Summary	After a review of Public Works 6 year Clean Water Capital Improvement Program Summary the committee moved and seconded a motion to support those portions of the plan relating to Lopez Village.
Food Trucks		The committee agreed that the use of Food Trucks in Lopez Village needed clarification.
Adjourn	The meeting was adjourned.	

ATTACHMENT B

Greetings:

San Juan County Council and Planning Commission will be briefed on the Draft Lopez Village Plan (DRAFT PLAN), development regulations, standard details and implementation plan at the County Council's legislative hearing room on **AUGUST 17, 2018**. See the agenda at <https://www.sanjuanco.com/589/Planning-Commission>. Please review the Draft Plan and related documents that will implement it at the project website:

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

County Council and Planning Commission will also hold a **public hearing on Friday, September 21, 2018, on the draft proposals beginning at 10:30 am at the Lopez Center for the Community and the Arts**. The draft documents for the public hearing (if different than the ones currently posted) will be on the project website by September 5th.

The drafts were recommended by the Lopez Village Planning and Review Committee. The Draft Plan contains a community vision, and goals, policies and land use maps that will guide future development. The proposal is to have 3 land use designations within the Lopez Village not 1 (Village Commercial) which exists now. To see the proposed land use changes, refer to Map 5 in the Draft Plan.

Send comments or questions to: LVSPComments@sanjuanco.com

PIN	Owner	Address_1	Address_2	City	State	Zip
251441009000	AARON MATTHEW STEPHENSON & Y	195 NAVARRE LN		LOPEZ ISLAND	WA	98261-8635
251551023000	ALBRITTON FAMILY LIMITED PARTNERSHIP	174 WHISKEY HILL ROAD		LOPEZ ISLAND	WA	98261-8352
252332014000	AMANDA & TIMOTHY T SLATTERY	376 NORMANDY LN		LOPEZ ISLAND	WA	98261-8358
251551032000	ANITY LINNEA QUAY	c/o L ARNSTON	1503 36TH ST	BELLINGHAM	WA	98229-3238
251550009000	ANN E HAYNER ET AL TTEES PLUMDI	c/o KATE HAYNER	30 MEADOW VIEW	ORINDA	CA	94563-3211
251450004000	ANN S PALMER	PO BOX 84		LOPEZ ISLAND	WA	98261-0084
2522211007000	ANNA ALBERTY & MILAN ALBERTY	PO BOX 243		LOPEZ ISLAND	WA	98261-0243
2514432013000	ANTHONY APOSTOLIDIS	2034 BISHOP PLACE		DAVIS	CA	95616-7602
252350006000	BARBARA GURLEY & LARRY MCMURI	PO BOX 443		LOPEZ ISLAND	WA	98261-0443
252332011000	BARBARA M ANDREWS	PO BOX 125		LOPEZ ISLAND	WA	98261-0125
251433001000	BARBARA M GRANT	3418 S MOUNT BAKER BLVD		SEATTLE	WA	98144-6148
251541001000	BAYVIEW FARMS LLC	VILLAGE PROPERTY	PO BOX 5009	BELLEVUE	WA	98005-5009
251451002000	BETTE ANNE SHUH TTEE	PO BOX 755		LOPEZ ISLAND	WA	98261-0755
251431002000	BILL & JUDY CLINTON	413 MORNING STAR LN		LOPEZ ISLAND	WA	98261-8692
251451003000	BRET & SYDNEY PETERSON	552 100TH AVE SE	APT 11	BELLEVUE	WA	98004-6537
251450001000	BRIAN A & JULIE DUNCAN	PO BOX 52		LOPEZ ISLAND	WA	98261-0052
251551019000	BRUCE A BOTTS & JANIS MILTENBER	2030 FISHERMAN BAY RD	APT A	LOPEZ ISLAND	WA	98261-8518
251541024000	BRUCE W CREPS	342 PORT STANLEY ROAD		LOPEZ ISLAND	WA	98261-8396
252332002000	CAROL J VOLK & ADAM SMOLINSKI	44842 SE 145TH ST		NORTH BEND	WA	98045-9290
251551016000	CATHERINE WASHBURN MEDICAL ASSOCIATES	PO BOX 309		LOPEZ ISLAND	WA	98261-0309
251513005000	CHARLES GADD & LYDIA LUKAHNOV	715 LOPEZ ROAD		LOPEZ ISLAND	WA	98261-8707
251543003000	CHRISTINA SUSAN JOHNSON	PO BOX 242		LOPEZ ISLAND	WA	98261-0242
251541016000	CHRISTINE CARPENTER LLC	PO BOX 99		LOPEZ ISLAND	WA	98261-0099
251443009000	CHRISTINE E DYE	268 MORNINGSTAR LN		LOPEZ ISLAND	WA	98261-8685
251431001000	CHRISTOPHER C KUEFFNER & CAROL	26 FOREST RD		STORRS	CT	06268-1119
251431004000	CLAYTON J & YVONNE A VOLLAN	9602 FIFTH AVE NE		SEATTLE	WA	98115-2156
251551020000	COLLEEN FERRIN JAMES TTEE	PO BOX 700		LOPEZ ISLAND	WA	98261-0700
251544004000	CORPORATION OF THE CATHOLIC ARCHDIOCESE OF SEATTLE	PROPERTY & CONSTRUCTION	710 9TH AVE	SEATTLE	WA	98104-2017
251550008000	DALE K & SUZANNE L ROUNDY	681 LOPEZ RD		LOPEZ ISLAND	WA	98261-8496
251550004000	DAVID & PATRICIA SAVAGE	PO BOX 734		LOPEZ ISLAND	WA	98261-0734
251541023000	DAVID J & SUSIE M CAWLEY TTEES	2022 I AVENUE		ANACORTES	WA	98221-3715
251423013000	DEAN FREY	PO BOX 344		LOPEZ ISLAND	WA	98261-0344
252322002000	DELORES A FOSS	PO BOX 223		LOPEZ ISLAND	WA	98261-0223
252350009000	DENNIS CHARLES MENG & DEBORAH	186 CROSS RD		LOPEZ ISLAND	WA	98261-8475
252241010000	DILLER ASSOCIATES INC TTEE	PO BOX 459		LOPEZ ISLAND	WA	98261-0459
251432012000	DIOCESE OF OLYMPIA	c/o GRACE EPISCOPAL CHURCH	PO BOX 324	LOPEZ ISLAND	WA	98261-0324

PIN	Owner	Address_1	Address_2	City	State	Zip
251550003000	DONALD W & SUSAN K DICKINSON	PO BOX 636		LOPEZ ISLAND	WA	98261-0636
251424001000	EDWARD LANGENBACH JR & MARIA	2027 BROADWAY E		SEATTLE	WA	98102-4133
251423004000	EDWARD R LANGENBACH JR RETIRE	PO BOX 2906		SEATTLE	WA	98111-2906
252214001000	ELIZABETH MIZE CURRIE & PETER L S	99 UNION ST UNIT 1804		SEATTLE	WA	98101-5003
251451014000	ERIK I BARBER & ALICIA ELAINA BESH	1026 BEECH LN		ANCHORAGE	AK	99501-3203
251550001000	ESTATE OF ELDON E WEEKS ET AL	c/o MERRILL L WEEKS	1401 MOUNTAIN VIEW LI MOLA	ANCHORAGE	OR	97038-7396
251451007000	FAITH VARGA	1026 BEECH LN		ANCHORAGE	AK	99501-3277
251541013000	FISHERMAN BAY SEWER DIST A MUF	PO BOX 86		LOPEZ ISLAND	WA	98261-0086
251493009000	FISHERMAN BAY WATER ASSN	PO BOX 164		LOPEZ ISLAND	WA	98261-0164
251492002000	FRANCIS ANDERSON FAY & NANCY J	193 NAVARRE LN		LOPEZ ISLAND	WA	98261-8635
251550005000	FRANCIS M & MARY B SKIDMORE	C/O MELODIE BAKER	9239 MARY AVE NW	SEATTLE	WA	98117-2330
252332018000	FREDERICK & BARBARA ANDREWS P	PO BOX 125		LOPEZ ISLAND	WA	98261-0125
251550006000	FREDERICK & CONSTANCE BAESMAN	405 LOPEZ ROAD		LOPEZ ISLAND	WA	98261-8301
251434006000	GEORGE B SNODY	34 CHARLIE LN		LOPEZ ISLAND	WA	98261-8361
252214002000	GEORGE F & STEPHANIE G LEBOUTIL	2606 FISHERMAN BAY RD		LOPEZ ISLAND	WA	98261-8689
252350002000	GEORGE HARKNESS WILLIS & ANNE I	1028 CROSS RD		LOPEZ ISLAND	WA	98261-8798
252211004000	GERALD & THERESA ROTH	952 21ST EAST		SEATTLE	WA	98112-4596
251543011000	GILBERT LOPEZ PROPERTIES LLC	c/o CRAIG M & BARBARA S GILBERT	PO BOX 9066	YAKIMA	WA	98909-0066
251550012000	GLEN MCDEVITT	8112 8TH NE		SEATTLE	WA	98115-4137
251543006000	HEATHER ADAMS & DALE RICHARDS	8800 SW HILLVIEW TERRACE		PORTLAND	OR	97225-1346
251493006000	HELEN M SANDERS & SARA J BAYER	63 CHARLIE LANE		LOPEZ ISLAND	WA	98261-8361
252211003000	HENRY N & PATRICIA G MEACHAM	2482 FISHERMAN BAY RD		LOPEZ ISLAND	WA	98261-8599
251544009000	HONEY BEE LOPEZ ISLAND LLC	PO BOX 9		LOPEZ ISLAND	WA	98261-0009
251541015000	HUMMEL LAKE LLC	PO BOX 220		LOPEZ ISLAND	WA	98261-0220
251544015000	ISLAND SON PROPERTIES LLC	C/O CRYSTAL ROVENTE	164 SOUNDVIEW LN	LOPEZ ISLAND	WA	98261-8434
251541007000	ISLANDERS BANK	c/o ELIZABETH SCOTT	PO BOX 909	FRIDAY HARBOR	WA	98250-0909
251451010000	J & C LOPEZ PROPERTIES LLC	c/o THOMAS GILMAN MANAGER	1000 2ND AVE	SEATTLE	WA	98104-1086
252350007000	JAMES CHARLES GORTON TTEE & CA	PO BOX 842		LOPEZ ISLAND	WA	98261-0842
251550011000	JAMES D STEPHENS JR & LAUREN M	PO BOX 776		LOPEZ ISLAND	WA	98261-0776
251423006000	JAMES K BUDDLONGE AHSE	1319 PORT STANLEY RD		LOPEZ ISLAND	WA	98261-8403
252212002000	JAMES MALE & LINDA D BLEY	5732 NE 37TH AVE		PORTLAND	OR	97211-7906
251542003000	JANE GILBERT PLATH TTEE & CLIFFOI	1104 N 79TH AVE		YAKIMA	WA	98908-1003
251543005000	JANNE B SPIEKER & MARTHA SPIEKE	PO BOX 185		LOPEZ ISLAND	WA	98261-0185
251533005000	JEFFREY S & CAROL K NICHOLS	61 CHARLIE LN		LOPEZ ISLAND	WA	98261-8361
251513002000	JEFFREY S & TERRY L CLARK	5502 LAKEVIEW DR APT D		KIRKLAND	WA	98033-7359
251514005000	JENNIFER & ESA TURUNEN	PO BOX 201		LOPEZ ISLAND	WA	98261-0201

PIN	Owner	Address_1	Address_2	City	State	Zip
251550007000	JENNIFER V MENG	PO BOX 88		LOPEZ ISLAND	WA	98261-0088
251541014000	JEREMIAH D JOHNSON & ALMA L BR	3942 MUD BAY RD		LOPEZ ISLAND	WA	98261-8527
251431003000	JEROME H MARSHAK	363 MORNING STAR LN		LOPEZ ISLAND	WA	98261-8367
251541004000	JOHN J MCGEE	504 LOPEZ RD		LOPEZ ISLAND	WA	98261-8302
252211009000	JOHN L & NANCY L MONTGOMERY	1174 NE PARK DR		ISSAQUAH	WA	98029-7410
252332013000	JOHN T & PIXIE A ESJINGER	26960 WEST WILLMOT RD		ANTIOCH	IL	60002-9164
252350001000	JUERGEN LANG	1523 BORAH AVE		MOSCOW	ID	83843-6181
251451004000	JULIANNE DICKELMAN & LAWRENCE	3215 CARRINGTON WAY		BELLINGHAM	WA	98226-4100
252332019000	KAREN ANNE SMITH	PO BOX 845		LOPEZ ISLAND	WA	98261-0845
252322007000	KATHERINE MOTTOLO AS TO A LIFE I	175 ERISMAN DR		LOPEZ ISLAND	WA	98261-8360
251431007000	KATHLEEN M SKELTON (1/2) & KATH	1855 128TH AVE SE		BELLEVUE	WA	98005-3913
251513004000	KAYE M LOWRY & MARC C MANSFIE	2734 NE HAMBLETT		PORTLAND	OR	97212-1654
251432003000	KENNETH C & DIXIE A BUDKE	PO BOX 849		LOPEZ ISLAND	WA	98261-0849
251433010000	KENNETH G & CHRISTINE A AUFDERI	PO BOX 56		LOPEZ ISLAND	WA	98261-0056
251432008000	KENNETH W & GLENDA L PUGERUDI	54 CABEZON LN		LOPEZ ISLAND	WA	98261-8618
251434007000	KEVIN G SULLIVAN & LISA BRAUN	126 CHARLIE LN		LOPEZ ISLAND	WA	98261-8034
251551012000	KRANTZ FAMILY PROPERTIES LLC	269 LOPEZ SOUND ROAD		LOPEZ ISLAND	WA	98261-8621
251551002000	KRIS B & TERI A HANSON	7324 - 6TH AV SW		SEATTLE	WA	98106-2001
251543004000	KRISTINA J BURGESS	4210 FACTORIA BLVD SE #A2		BELLEVUE	WA	98006-1946
251432006000	LARRY & JANET O'BRYANT	PO BOX 387		LOPEZ ISLAND	WA	98261-0387
251434009000	LAWRENCE & CAROL HENDEL	PO BOX 986		LOPEZ ISLAND	WA	98261-0986
251541011000	LEDGER INVESTMENTS LLC	PO BOX 776		LOPEZ ISLAND	WA	98261-0776
252332015000	LEVANNE HENDRIX TTEE	PO BOX 604		LOPEZ ISLAND	WA	98261-0604
252241006000	LINAYA L LEAF	1133 HARVARD AVE		BILLINGS	MT	59102-1813
251551014000	LINNEA A ARNTSON	1503 36TH ST		BELLINGHAM	WA	98229-3238
251552039002	LOPEZ CHILDREN'S CENTER	PO BOX 867		LOPEZ ISLAND	WA	98261-0867
251514003014	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 14	LOPEZ ISLAND	WA	98261-8768
251514003016	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 15	LOPEZ ISLAND	WA	98261-8768
251514003024	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 24	LOPEZ ISLAND	WA	98261-8768
251514003026	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 26	LOPEZ ISLAND	WA	98261-8768
251514003032	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 32	LOPEZ ISLAND	WA	98261-8768
251514003034	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 34	LOPEZ ISLAND	WA	98261-8768
251514003044	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 44	LOPEZ ISLAND	WA	98261-8768
251514003048	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 48	LOPEZ ISLAND	WA	98261-8768
251514003050	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 50	LOPEZ ISLAND	WA	98261-8768
251514003056	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 56	LOPEZ ISLAND	WA	98261-8768

PIN	Owner	Address_1	Address_2	City	State	Zip
251514003060	LOPEZ COMMON GROUND ASSOCIA	c/o TREASURER	60 TUATARA RD, Unit 60	LOPEZ ISLAND	WA	98261-8768
251552039001	LOPEZ COMMUNITY CENTER ASSOC	PO BOX 291		LOPEZ ISLAND	WA	98261-0291
251552053000	LOPEZ COMMUNITY LAND TRUST	PO BOX 25		LOPEZ ISLAND	WA	98261-0025
251541008000	LOPEZ HISTORICAL SOCIETY	PO BOX 163		LOPEZ ISLAND	WA	98261-0163
251541030000	LOPEZ HOUSING OPTIONS	c/o LORRIE HARRISON	PO BOX 785	LOPEZ ISLAND	WA	98261-0785
251541006000	LOPEZ ISLAND APARTMENT ASSOC	c/o DIAMOND MANAGEMENT	4600 GUIDE MERIDIAN #	BELLINGHAM	WA	98226-9165
252332004000	LOPEZ ISLAND ARNOLD LLC	RUA VER JOSE MARQUES SIMOES 518	JARDIM AMALIA	VOLTA REDONDA - RJ 27251-163	BRAZIL	
251544005000	LOPEZ ISLAND COMMUNITY CHURCH	c/o THE ELDER BOARD	PO BOX 795	LOPEZ ISLAND	WA	98261-0795
251433011000	LOPEZ ISLAND LIBRARY DISTRICT	PO BOX 770		LOPEZ ISLAND	WA	98261-0770
251541003000	LOPEZ LAND PARTNERS LLC	19711 88TH AVE NE		BOTHELL	WA	98011-2121
251541032000	LOPEZ PROFESSIONAL CENTER LLC	c/o DIANA HANCOCK, MANAGER	PO BOX 160	LOPEZ ISLAND	WA	98261-0160
251551013000	LOPEZ THRIFT SHOP INC	PO BOX 274		LOPEZ ISLAND	WA	98261-0274
251551028000	LOPEZ VILLAGE ASSOCIATION	PO BOX 74		LOPEZ ISLAND	WA	98261-0074
251544008000	LOPEZ VILLAGE HMB LLC	2821 RUCKER		EVERETT	WA	98201-3424
251541009000	LOPEZ VILLAGE LLC	c/o BUSINESS SERVICES OPTIMIZED	PO BOX 230968	TIGARD	OR	97281-0968
251432014000	LORRAINE HARRISON & ROBERT S &	PO BOX 532		LOPEZ ISLAND	WA	98261-0532
252332005000	LOT OWNERS OF NORMANDY HEIGHTS	PO BOX 88		LOPEZ ISLAND	WA	98261-0088
252211011000	LYN & KATHERINE SORENSEN	580 NW EVERWOOD DR		ISSAQUAH	WA	98027-2654
251544002000	LYNDA COLOMBO TTEE	3316 GRAND AVE		EVERETT	WA	98201-4213
252322001000	MARIE ANN GALLANGER FORSTER	15922 SE 42ND PLACE		BELLEVUE	WA	98006-1816
252350013000	MARINER DREAM 13 LLC	743 LITCHFIELD LN		SANTA BARBARA	CA	93109-1229
252350003000	MARY HYNES HALTER TTEE	4750 N CENTRAL AVE	UNIT 11B	PHOENIX	AZ	85012-1747
252350005000	MARY HYNES HALTER TTEE	4750 N CENTRAL AVE	UNIT 11B	PHOENIX	AZ	85012-1747
251541017000	MELBA V GADDIS	478 LOPEZ RD		LOPEZ ISLAND	WA	98261-9802
252214003000	MICHAEL & SUSAN MUCKEL TTEES	PO BOX 817		LOPEZ ISLAND	WA	98261-0817
252322003000	MICHAEL C & ROXANNE A WEBB	C/O JESSIE PATRICK	114 ERSISMAN DR	LOPEZ ISLAND	WA	98261-8360
251450003000	MICHAEL DAVID CHERVENY & HEIDI	66 TUATARA RD		LOPEZ ISLAND	WA	98261-8768
251451001000	MICHAEL M SULLIVAN & PAULA L AN	PO BOX 517		LOPEZ ISLAND	WA	98261-0517
251541019000	MILAGRA PARTNERS LLC	1026 BEECH LN		ANCHORAGE	AK	99501-3203
251541017000	MITZI BRUNSDALE TTEE	4373 REDWOOD LN		FARGO	ND	58104-7516
251551017000	MORRA H GOODE	PO BOX 276		LOPEZ ISLAND	WA	98261-0276
252323006001	NANCY S NORDHOFF	PO BOX 306		LANGLEY	WA	98260-0306
251423007000	NICHOLAS R PADVORAC	11301 3RD AVE NE	APT 457	SEATTLE	WA	98125-8501
252350008000	NORMAN LARS OLSEN JR & GWENDY	PO BOX 808		LOPEZ ISLAND	WA	98261-0808
251541020000	PAMELA B MCCABE	52 PERKINS LN		LOPEZ ISLAND	WA	98261-8337
251433002000	PAUL LOUIS WHITE TTEE	2169 FISHERMAN BAY RD		LOPEZ ISLAND	WA	98261-8319

PIN	Owner	Address_1	Address_2	City	State	Zip
251433012000	PAUL LOUIS WHITE TTEE	2169 FISHERMAN BAY RD		LOPEZ ISLAND	WA	98261-8319
252321003000	PETER & ELIZABETH CURRIE	99 UNION ST UNIT 1804		SEATTLE	WA	98101-5003
251513008000	PETER SPENCER STAMATS & KAREN	870 CASTRO ST		SAN FRANCISCO	CA	94114-2809
251432005000	RANDALL WILBURN & KAREN WILBU	7408 RAIN CREEK PARKWAY		AUSTIN	TX	78759-7028
251432004000	RHEA MILLER & SANDRA BISHOP & P	PO BOX 113		LOPEZ ISLAND	WA	98261-0113
251513001000	RICHARD A & MARGARET E SINGER	PO BOX 40		LOPEZ ISLAND	WA	98261-0040
252212003000	RICHARD C & TRACEY B LOCKE	PO BOX 725		LOPEZ ISLAND	WA	98261-0725
251551001000	RICHARD C MCCOY & MARGARET A I	PO BOX 594		LOPEZ ISLAND	WA	98261-0594
251433003000	RICHARD GLENN CADE	PO BOX 51		LOPEZ ISLAND	WA	98261-0051
251514002000	RICHARD L PICKERING & BARBARA J	PO BOX 21		LOPEZ ISLAND	WA	98261-0021
251544017000	RICHARD L PICKERING & BARBARA J	PO BOX 21		LOPEZ ISLAND	WA	98261-0021
252241009000	ROBERT C & ROSE ANN FARRIS	2969 FISHERMAN BAY RD		LOPEZ ISLAND	WA	98261-8513
251551004000	ROBERT DRURY	624 ELM PLACE		EDMONDS	WA	98020-4646
251543008000	ROBERT F PORTER TTEE	PO BOX 416		LOPEZ ISLAND	WA	98261-0416
251543010000	ROBERT G MECHALEY JR & MARGAR	218 MAIN ST #406		KIRKLAND	WA	98033-6108
251432009000	ROBERT K & JANET L SUNDQUIST	PO BOX 296		LOPEZ ISLAND	WA	98261-0296
251423001000	ROBERT W SMITH & HOLIDAY WALI	PO BOX 117		LOPEZ ISLAND	WA	98261-0117
252212001000	RODERICK C PLATH TTEE	PO BOX 1588		YAKIMA	WA	98907-1588
251451008000	ROGER A BESH & SUSAN E MAGEE	9048 KING DAVID DR		ANCHORAGE	AK	99507-3984
252322008000	RUGLES-ISBELL LLC	PO BOX 191		LOPEZ ISLAND	WA	98261-0191
251514003118	SALISH WAY ASSOCIATION	c/o CATALINA KOHRING	22 SAUSH WAY	LOPEZ ISLAND	WA	98261-8883
251552051000	SAN JUAN COUNTY PUBLIC WORKS	c/o PUBLIC WORKS DEPT	PO BOX 729	FRIDAY HARBOR	WA	98250-0729
251544006000	SAN JUAN FIRE DISTRICT #4	PO BOX 1		LOPEZ ISLAND	WA	98261-0001
251512005000	SEAN A OLDRIDGE & ERIN M O'ROUJ	102 NE 53RD STREET		SEATTLE	WA	98105-3727
251450002000	STEPHANIE A HYLTON	PO BOX 264		LOPEZ ISLAND	WA	98261-0264
252350004000	STEVEN & CHRISTINE NEMETH	24845 SE MIRRORMONT WAY		ISSAQUAH	WA	98027-7314
251451005000	SUE ANN METZGER	154 MILLAGRA LN		LOPEZ ISLAND	WA	98261-8901
251451011000	TAMARA A JORDAN & BRUCE JORDAN	315 RIVERSIDE AVE #601		SPOKANE	WA	99201-5016
251543001000	THE BAY COMPANY LLC	7828 SE 63RD PL		MERCER ISLAND	WA	98040-4814
251543009000	THE STOWE FAMILY LLC	16580 PETERSON RD		BURLINGTON	WA	98233-3592
251431008000	THOMAS & ELIZABETH ANDREWES	PO BOX 887		LOPEZ ISLAND	WA	98261-0887
251542002000	THOMAS & SUSAN PATTY	33731 CHULA VISTA AVE		DANA POINT	CA	92629-1624
251542001000	THOMAS A & MARY MEGAN SHIPLEY	645 NW SKYLINE BLVD		PORTLAND	OR	97229-6813
252322006000	THOMAS D RUGGLES & GAYLE A ISBI	PO BOX 191		LOPEZ ISLAND	WA	98261-0191
251433004002	THOMAS L & ELAINE K MCDANIEL TT	PO BOX 908		LOPEZ ISLAND	WA	98261-0908
251550010000	THOMAS R & TAMARA J COWAN	3299 CENTER RD		LOPEZ ISLAND	WA	98261-8672

Pin	Owner	Address_1	Address_2	City	State	Zip
251514003068	TERRA VERDE ASSOCIATION	c/o HANNAH ROSE	68 TUATARA RD	LOPEZ ISLAND	WA	98261-8768
251550002000	TIMOTHY BARBER & ANDREA BARBE	2033 KILLARNEY WAY		BELLEVUE	WA	98004-7045
251544003000	TLC LOPEZ LLC	c/o TIM & LYNN CARPENTER	1115 N LAUREL GLEN DR	GREEN VALLEY	AZ	85614-6267
2515430005000	TODD B & POLLI M COLLINS TTEES	7945 SW WESTMOOR WAY		PORTLAND	OR	97225-2144
251431006000	TOM MILLER	PO BOX 756		LOPEZ ISLAND	WA	98261-0756
251549015000	UNIT OWNERS OF FISHERMAN BAY 1	c/o MARY HYNES HALTER	PO BOX 147	LOPEZ ISLAND	WA	98261-0147
252349005000	UNIT OWNERS OF HALI TIKI CONDOS	c/o RONALD P MENG	PO BOX 88	LOPEZ ISLAND	WA	98261-0088
251543002000	VIEW TO THE WEST 2 LLC	509 MCGILVRA BLVD E		SEATTLE	WA	98112-5047
251551021000	VILLAGE CENTER BUILDING LLC	c/o DWIGHT & DIANE WALTERS	PO BOX 632	LOPEZ ISLAND	WA	98261-0632
251511001000	VIRGINIA B MCDERMOTT	3934 DENSMORE AVE N		SEATTLE	WA	98103-8240
251513003000	WALLACE E & ANDREA M DESHA	3360 NW STARVIEW DR		BEND	OR	97701-1146
252211010000	WEEKS BARN LLC	BUSINESS SERVICES OPTIMIZED	PO BOX 230968	TIGARD	OR	97281-0968
252211005000	WEEKS GARAGE LLC	c/o BUSINESS SERVICES OPTIMIZED	PO BOX 230968	TIGARD	OR	97281-0968
252331001000	WILLARD G SMITH JR & PAMELA L T/	PO BOX 248		LOPEZ ISLAND	WA	98261-0248
251433007000	WILLIAM G & NORMA J BRIMMER	PO BOX 43		LOPEZ ISLAND	WA	98261-0043

Linda Ann Kuller

From: Lisa Brown
Sent: Wednesday, August 8, 2018 8:28 AM
To: Linda Ann Kuller
Subject: FW: Urgent Mailing

FYI

Lisa J. Brown, Office Manager - Direct Line (360) 370-7574
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Kristine Brown <kris@printonyx.com>
Sent: Tuesday, August 7, 2018 5:10 PM
To: Lisa Brown <lisab@sanjuanco.com>
Subject: Re: Urgent Mailing

Will do. I'm going to try to get to these tomorrow a.m. Otherwise it will be Thursday am.

Kris

On Aug 7, 2018, at 12:38 PM, Lisa Brown <lisab@sanjuanco.com> wrote:

Chris – will you please print 220? I'm assuming these are 4 up, correct? 55 sheets. Thanks!

Lisa J. Brown, Office Manager - Direct Line (360) 370-7574
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Lisa Brown
Sent: Tuesday, August 7, 2018 9:47 AM
To: 'Kristine Brown' <kris@printonyx.com>
Cc: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: RE: Urgent Mailing

This is the mailing list – just under 200. Thanks!

Lisa J. Brown, Office Manager - Direct Line (360) 370-7574
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Lisa Brown
Sent: Tuesday, August 7, 2018 9:21 AM
To: 'Kristine Brown' <kris@printonyx.com>
Cc: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: Urgent Mailing

Hi Kris –

This is the mailer that Linda K just talked to you about. It must go out asap to a list of 250 or less (will get to you momentarily). Can you set it up like the vacation rental mailer we did a couple of weeks ago. No permit number or notice on the mailing side, just addresses straight from the list. Do you want me to go thru printsanjuan, or direct with you? We will stamp if necessary.

Thanks! Lisa

Verbiage:

Greetings:

San Juan County Council and Planning Commission will be briefed on the Draft Lopez Village Plan (DRAFT PLAN), development regulations, standard details and implementation plan at the County Council's legislative hearing room on August 17, 2018. See the agenda at <https://www.sanjuanco.com/589/Planning-Commission>. Please review the Draft Plan and related documents that will implement it at the project website:

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

County Council and Planning Commission will also hold a public hearing on Friday September 21, 2018, on the draft proposals beginning at 10:30 am at the Lopez Center for the Community and the Arts. The draft documents for the public hearing (if different than the ones currently posted) will be on the project website by September 5th.

The drafts were recommended by the Lopez Village Planning and Review Committee. The Draft Plan contains a community vision, and goals, policies and land use maps that will guide future development.

The proposal is to have 3 land use designations within the Lopez Village not 1 (Village Commercial) which exists now. To see the proposed land use changes , refer to Map 5 in the Draft Plan.

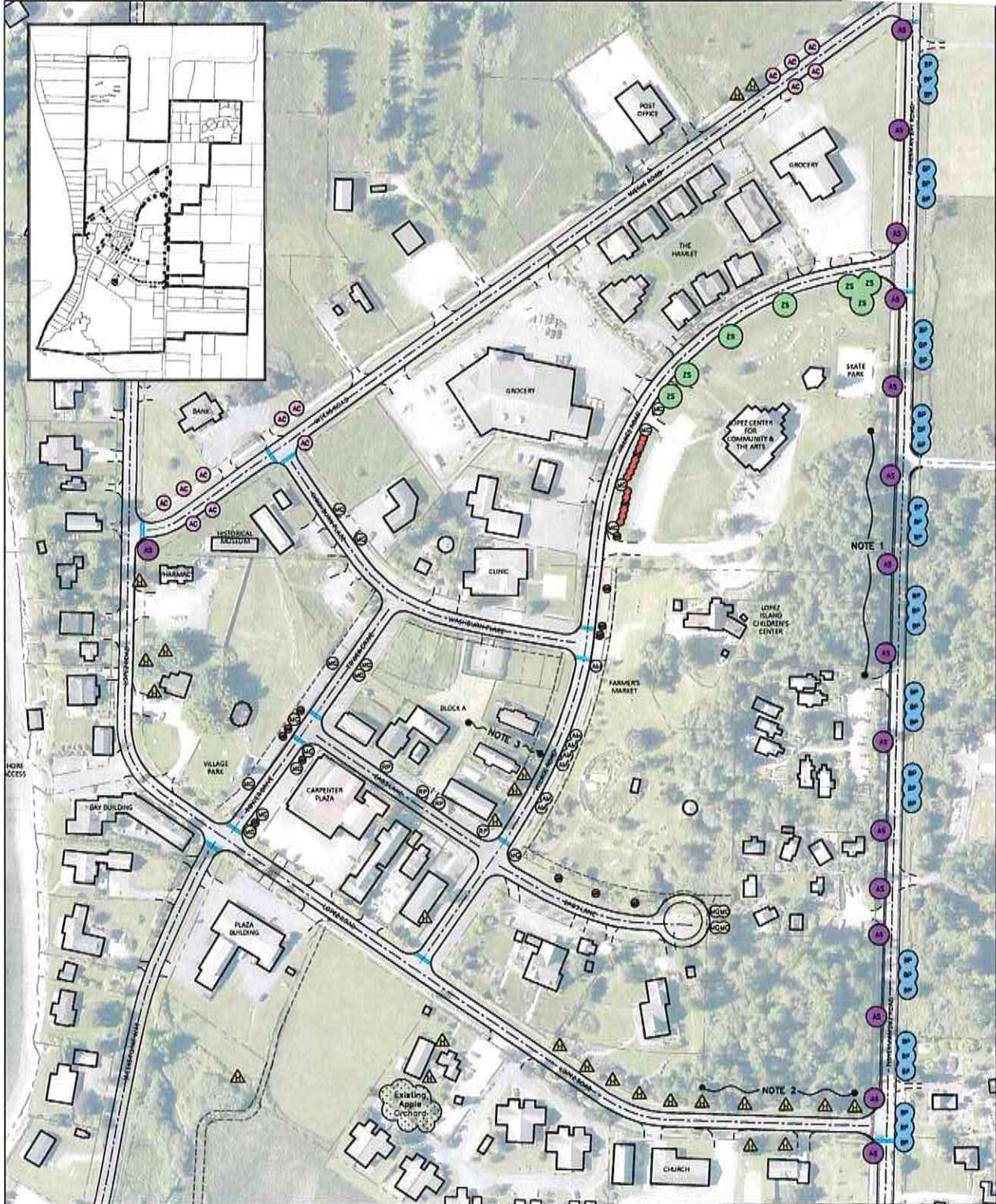
Send comments or questions to: LVSPComments@sanjuanco.com

Layout:

<[image003.png](#)>

Lisa J. Brown, Office Manager - Direct Line (360) 370-7574
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

V:\Programs_Operations_Services\Standards\LIC Standard Drawings\Layout Village Standard Details\Layout Village Best Map.dwg

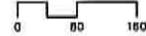


LEGEND

- PARCEL BOUNDARY
- EASEMENT/TRACT BOUNDARY
- EDGE OF PAVEMENT
- EXISTING CROSSWALK
- PROPOSED CROSSWALK

TREE SCHEDULE

- | | | | |
|------|---|------|--|
| (AC) | Acer circinnatum
VINE MAPLE | (MA) | Morus 'Adirondack'
COLUMNAR CRABAPPLE |
| (AS) | Acer saccharum 'Commemoration'
SUGAR MAPLE | (MG) | Morus 'Golden Raindrops'
CRABAPPLE |
| (AM) | Arbutus 'Marino'
STRAWBERRY TREE | (RP) | Rhamnus purshiana
CASCARA |
| (BP) | Betula papyrifera
PAPER BIRCH | (ZS) | Zelkova serrata 'Green Vase'
ZELKOVA |
| (HT) | Existing Heritage Tree | (AO) | Existing Apple Orchard |



NOTES

- 1) MAINTAIN GREEN EDGE
- 2) MAINTAIN STREET TREES ON LOPEZ ROAD
- 3) EXISTING VEGETATION TO BE MAINTAINED TO FACILITATE PEDESTRIAN ACCESS

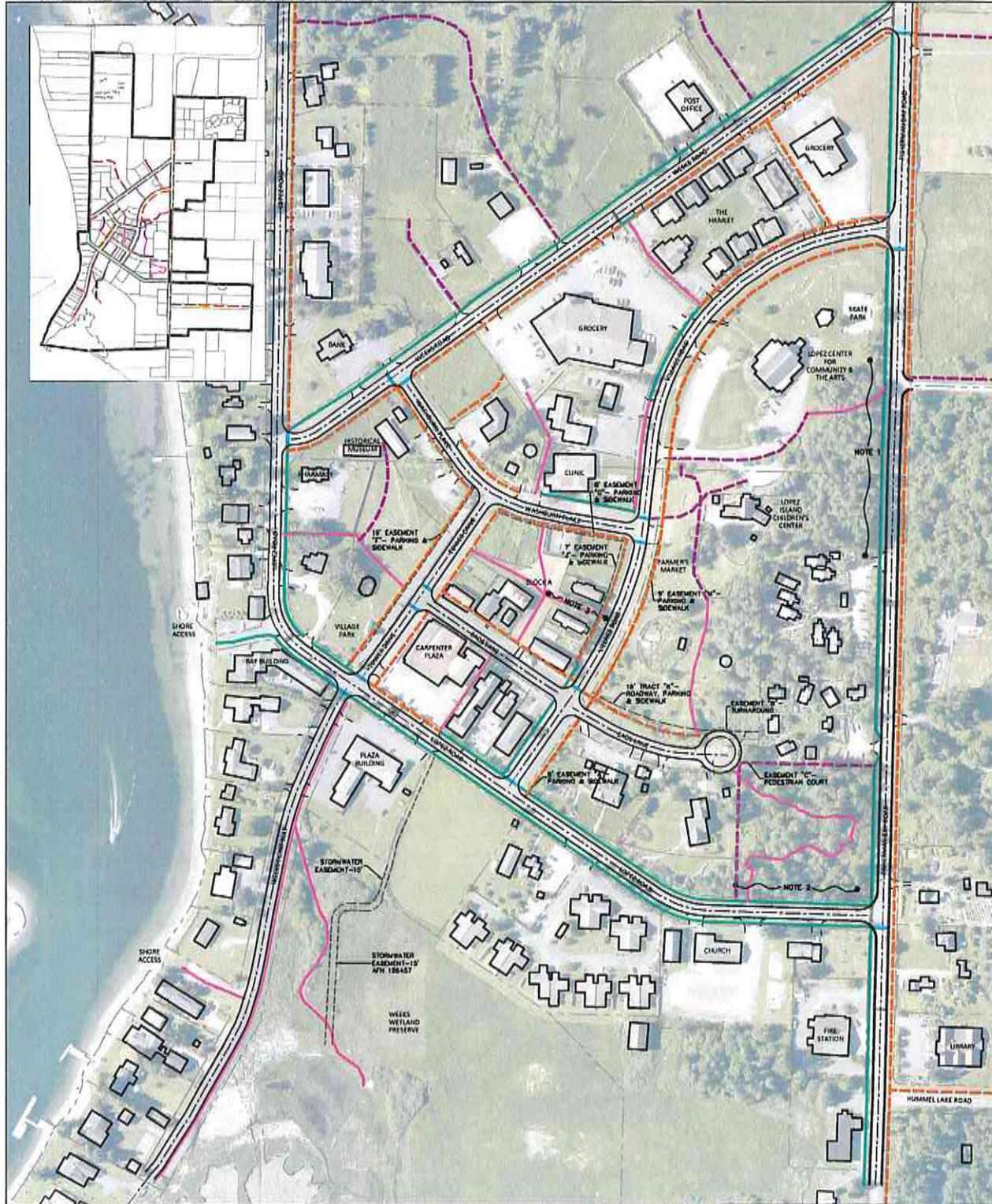
EXHIBIT
K OF 3

TREE PLANTING PLAN

LOPEZ VILLAGE STANDARD DETAILS
LOPEZ ISLAND
SAN JUAN COUNTY PUBLIC WORKS



San Juan County
Public Works Department
515 Spring Street P.O. Box 729
Friday Harbor, WA 98250
(360) 370-0500 Fax (360) 378-8485
www.sanjuanco.com/publicworks
email: publicwks@sanjuanco.com



LEGEND

PARCEL BOUNDARY		EXISTING PRIMARY PATH	
EASEMENT/TRACT BOUNDARY		EXISTING SECONDARY PATH	
EDGE OF PAVEMENT		PROPOSED PRIMARY PATH	
EXISTING CROSSWALK		PROPOSED SECONDARY PATH	
PROPOSED CROSSWALK		(SUBJECT TO DEVELOPMENT CONDITIONS)	

NOTES

- 1) EASEMENT INFORMATION PROVIDED BY "PLAT OF LOPEZ VILLAGE DIVISION 3: A PLANNED UNIT DEVELOPMENT ON LOPEZ ISLAND", GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 2 WEST, W.M.
- 2) PRIMARY PATHS ARE EXISTING OR PROPOSED PATHS USUALLY IN THE RIGHT-OF-WAY THAT PROVIDE OR COULD PROVIDE A MEANS OF PEDESTRIAN TRAVEL TO VILLAGE DESTINATIONS.
- 3) SECONDARY PATHS ARE EXISTING OR PROPOSED PATHS THAT PROVIDE PEDESTRIAN TRAVEL IN A MEANDERING MANNER AND THAT ARE NOT AS DESTINATION-ORIENTED AS PRIMARY PATHS.

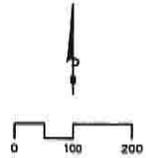


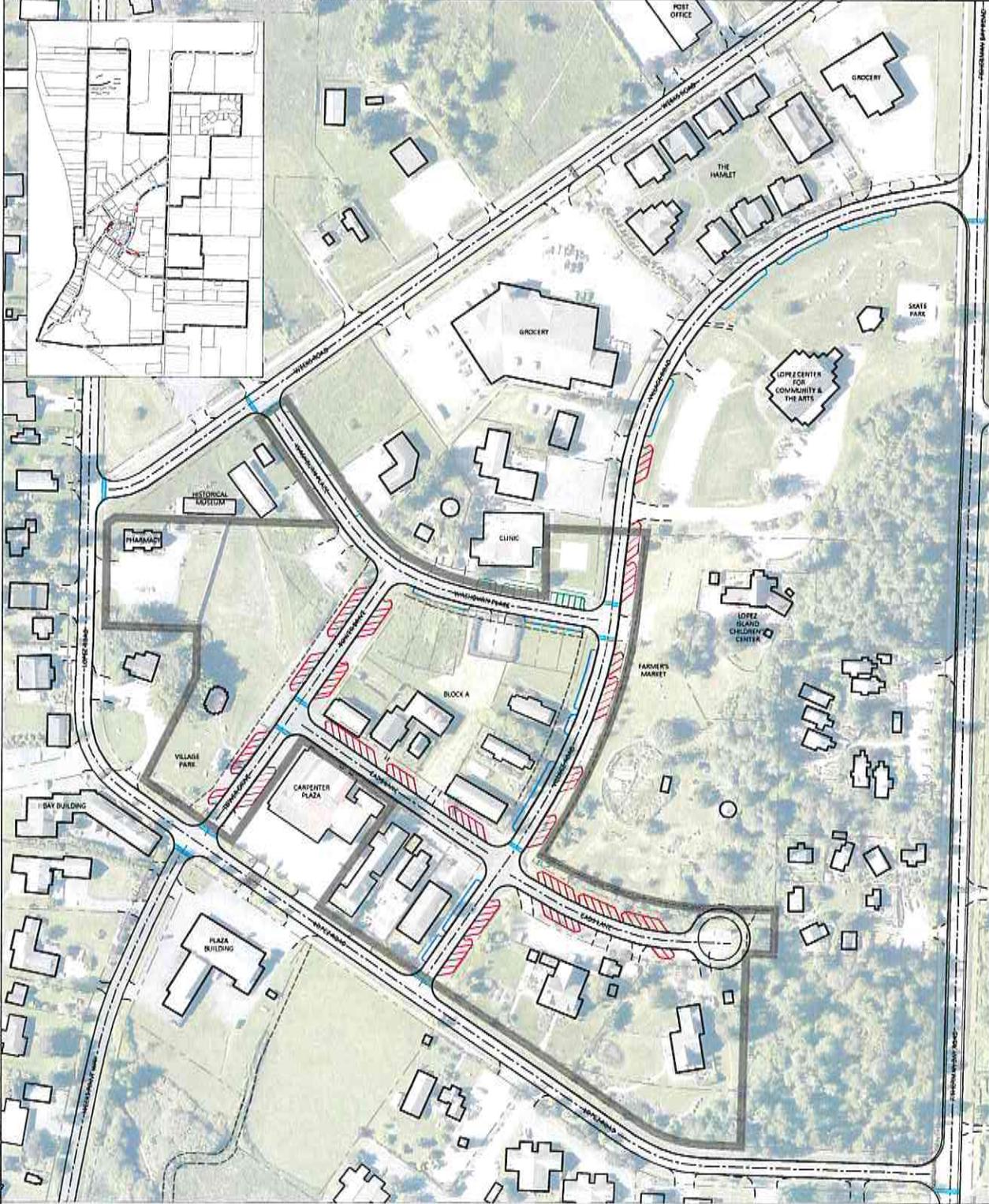
EXHIBIT
X OF 3

CONNECTIVITY PLAN

LOPEZ VILLAGE STANDARD DETAILS
LOPEZ ISLAND
SAN JUAN COUNTY PUBLIC WORKS



San Juan County
Public Works Department
915 Spring Street P.O. Box 720
Friday Harbor, WA 98250
(360) 370-0500 Fax (360) 378-6485
www.sanjuanco.com/publicworks
email: publicworks@sanjuanco.com



LEGEND

PARCEL BOUNDARY	ANGLED PARKING	
EASEMENT/TRACT BOUNDARY	PARALLEL PARKING	
EDGE OF PAVEMENT	HEAD IN PARKING	
ROAD CENTERLINE	PARKING ENTITLEMENT	
EXISTING CROSSWALK	AREA AFN 921799999	
PROPOSED CROSSWALK (SUBJECT TO FUTURE DEVELOPMENT)		

NOTES

- EASEMENT INFORMATION PROVIDED BY "PLAT OF LOPEZ VILLAGE DIVISION 3: A PLANNED UNIT DEVELOPMENT ON LOPEZ ISLAND", GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 2 WEST, W.M.

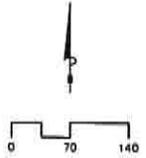


EXHIBIT
X OF 3

PARKING PLAN

LOPEZ VILLAGE STANDARD DETAILS
LOPEZ ISLAND
SAN JUAN COUNTY PUBLIC WORKS

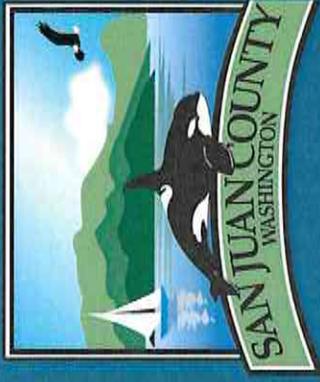


San Juan County
Public Works Department
915 Spring Street P.O. Box 729
Friday Harbor, WA 98250
(360) 370-0500 Fax (360) 378-6485
www.sanjuanco.com/publicworks
email: publicworks@sanjuanco.com

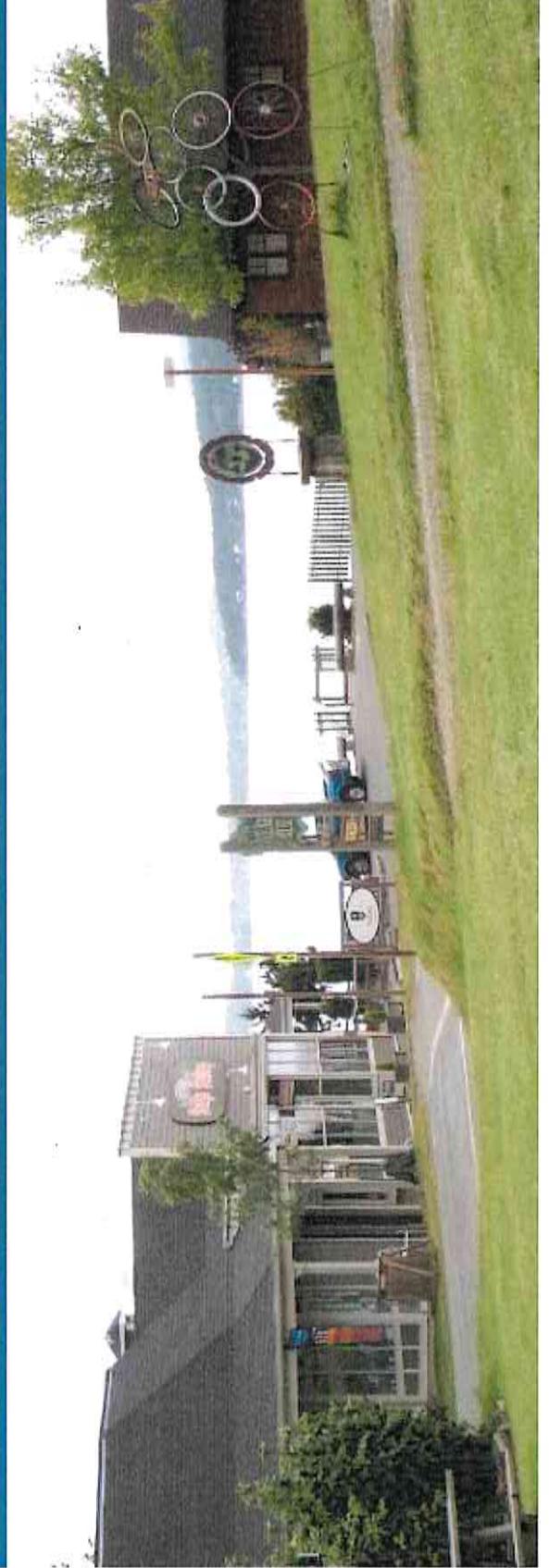
DRAFT

Lopez Village Subarea Plan

August 10, 2018 DRAFT



IMPLEMENTATION PLAN



DRAFT Lopez Village Subarea Plan Implementation Task List

General Key

- CP = County Parks
- PW = Public Works ER- Environmental Resources
- LB = Land Bank
- CO = General
- DCD = County Planning
- C = Chamber
- LVPRC = Lopez Village Planning and Review Committee
- POL= Port of Lopez

Funding Key

- RF = Road Fund
- F = General Fund
- GR = Grants
- PR =Private/donation/dedication/partner
- LTAC = Lodging tax
- PSP = Puget Sound Partnership
- StormW CWU = Stormwater-Clean Water Utility
- REET= Real Estate Excise tax

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023	2024-2036
GENERAL												
Provide education and outreach on the new subarea plan, regulations and standards.	LVPRC and DCD											
Develop a permit application submittal review checklist for projects located in Lopez Village	LVPRC and DCD											
Create a Lopez Village development webpage with links to the Subarea Plan, regulations, standards and other resources.	DCD											
RECREATION												
Construct a play area for small children	Community, COC, Parks/Fair											
OPEN SPACE AND VIEW CORRIDORS												
Support the development and preservation of heritage trees and hedgerows.	LVPRC, WSU, Master Gardeners											
Support tree planting from the Park to the Heritage orchard	LVPRC, WSU, Master Gardeners											
Support tree plantings from the west end of Eads Road to the heritage Orchard	Parks & Fair											
Develop guidelines to help land owners and developers protect viewsheds in the Village	LVPRC		DCD assistance /bulletin									
PARKS												

DRAFT Lopez Village Subarea Plan Implementation Task List

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2022	2023-36
ROADS												
Develop public outdoor gathering space and landscape guidance for the intersection of Eads and Tower roads.	Parks, COC, LVPRC, Local SME											
Refresh parking lines in front of Edenwild, Eads Land, around Block A and Tower Lane.	PW											
Consider the placement of a no parking sign at the southern side of Eads Lane.												
2018 Transportation Improvement Program project number 23: Lopez Road Trail: Improve and complete the existing trail network along Lopez Road.	PW – 2018 TIP		\$85,000									
Consider 3 way stop signs at Lopez Village Market and eastside.	PW											
Consider Hamlet mailbox installation and flags for street crossings.	PW											
Conduct a traffic circulation study for the Village.	PW											
SPEED LIMITS												
Work with the County to adopt a 20 MPH speed limit in the Village.	LLVPRC, PW Sheriff											
STORMWATER												
Lopez Village Bioswale Retrofit Project FMB3 5 & 6 Improve existing roadside ditches	PW-ER		Total: \$145,400 \$97,5000 \$ 80,600 47,900	PSP StormW CUW		Pilot in Fall	Cons truct					
Lopez Village Farmers Market – pervious pavement and raingarden FMB4	PW-ER		\$541,400	DOE, REET CWU				Main -tain				
Weeks Wetland Bioswale Upgrade FMB 3	PW-ER		346,400	DOE, CWU								
Marine												
Explore options for marine facilities that would provide access to Lopez Village	POL /PW											
Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2022	2023-36

DRAFT Lopez Village Subarea Plan Implementation Task List

Task Description	PW	Staff Time	Other							
Prepare site-specific report on Type F stream near Farmers Market. Work with WA, Fish and Wildlife to re-access Type F stream designation	PW									
Fix/restore vegetation in channel of previous F stream	PW									
Lopez Farmers Market Project FMB-4 Enhance 640 feet of existing drainage ditch to a bioswale from FB Road to existing piped system on Eads Lane	PW	\$50,000 -\$85,000	StormU REEF							
GROUNDWATER										
Continue monitoring groundwater wells in the Village and work to obtain secure funding for future monitoring.	HCS		HCS GR							
NONMOTORIZED TRANSPORTATION										
Encourage and provide education on safe bicycling and distribute PW Lopez Island Bicycling Map	PW, Lopez Trails Committee, COC									
Develop trails in Block A of the LVA plat										
Work with Public Works to provide appropriate crosswalk and Village entrance signage indicating that the Village is a Pedestrian Village										
Evaluate the need for additional crosswalks including the potential in the North and South corners of Washburn and Tower roads.	LVPRC, COC									
Work with Trail organizations and the County to explore development of a trail from the Village to the Marina.	LVPRC, PW		PW							
Work with Trail organizations and community to consider explore the creation of a pedestrian path connecting the Museum, Village Park, pharmacy and Eads Road.	LVPRC, Parks, PW, Lopez Trails		PW, GR							
PARKING										
Parking Credit Register: Update DCD permit tracking system to track parking supply and use of public parking spaces.	DCD									

DRAFT Lopez Village Subarea Plan Implementation Task List

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023-36
Develop a shared parking agreement template for developers.	LVPRC, DCD and PA										
Develop a parking fund and parking land bank.	SIC DCD and Auditor										
Install NO PARKING signs along the entire south side of Eads Lane West from Tower Drive to Village Road.											
Work with Council to adopt a parking space fee for adoption by resolution.	LVPRC, DCD										
Identify and evaluate land to be used as a reserve parking lot.	LVPRC										
VILLAGE ENTRANCE											
Develop landscape guidance for Village entrances that promote pedestrian circulation.	LVPRC, COC, Master Gardeners										
OFF PREMISE SIGNS											
Designate sign pad areas consistent with the code and provide public education to COC	LVPRC, COC										
DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES											
Refine draft design guidelines	LVPRC, DCD		DCD staff time/publ ishing								

DRAFT



No. 23

LOPEZ ROAD TRAIL



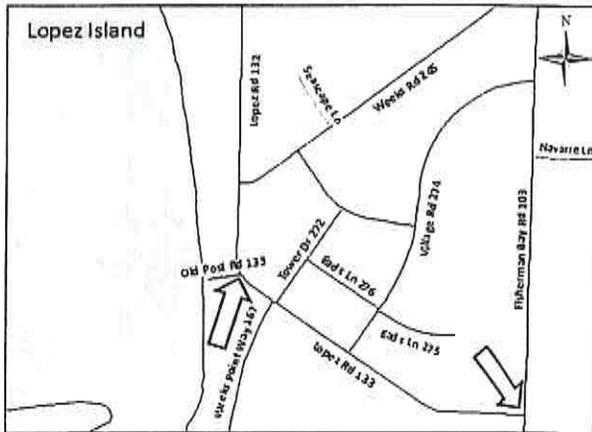
Total Estimated Cost:	\$85,000
Fund Source:	100% Local Road Funds
County Road No:	133
Milepost:	Begin 0.00 (Intersection of Fisherman Bay Rd) End 0.28 (Intersection of Old Post Rd)
Posted Speed Limit:	25 mph
85% Speed:	28.4 (MP 0.56 2015)
Traffic Volume:	1200-2000 AADT
5 Yr Accident History:	None

Project Objective:

Improve and complete the existing trail network along Lopez Road.

Project Need:

This project provides for the creation, connection and improvement of the existing trail network along Lopez Road between Old Post Road and Fisherman Bay Road. Portions of this road had gravel trails installed in the 1994 Lopez Road Improvement Project.



DRAFT Lopez Village Subarea Plan Implementation Task List

Lopez Village Bioswales

Description / Purpose:	Modify 3-foot wide vegetated bioswales for stormwater pollution control along Weeks Road, Lopez Road, and Washburn Place. Rehabilitate the 10-foot wide bioswale at the Weeks Wetland Outfall. Total length of all swales is approximately 3,600 ft. Estimate also includes upgrades of cross culverts in some locations.
Rationale: Plans / Studies & Specifics:	Improving existing roadside ditches to stormwater treatment bioswales is the most efficient way to improve stormwater treatment through Lopez Village UGA. Project replaces FMB6 - Lopez Village Water Quality Treatment Facility, FMB3 - Weeks Wetland Swale Improvement, and FMB5 - Washburn Place Conveyance.
Notes:	The Weeks Wetland Outfall is a designated F-type stream (County is working on modification request). If excavation is necessary for proper drainage at the weeks wetland outfall, the work could require a SEPA and Near Shore Substantial Development Permit, JARPA and HPA permits if not previously classed as a stormwater facility in the County and state records. There is an Archeological buffer zone in the project area of the wetlands as well. The cost estimate does not include these permit factors at this time.

Project #: FMB3, 5, & 6 Island: Lopez

Anticipated Funding Sources	
Stormwater Utility	\$ 80,600
SFAP Ecology Grant	\$ -
PSP Grant	\$ 97,500
REET II Grant	\$ -
PIC Grant	\$ -
Bonding	\$ -
Total =	\$ 178,100



Proposed Budget

Phase	FY2017 Budget	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total Budget
Land Appropriation	\$ -	\$ 10,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,200
Planning	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Design	\$ -	\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,800
Permitting	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Construction	\$ -	\$ 55,550	\$ 65,550	\$ -	\$ -	\$ -	\$ -	\$ 111,100
Project Establishment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 2,000
Closeout	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Total =	\$ -	\$ 108,550	\$ 66,550	\$ 3,000	\$ -	\$ -	\$ -	\$ 178,100

Linda Ann Kuller

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Tuesday, August 28, 2018 4:12 PM
To: Linda Ann Kuller
Subject: RE: San Juan County Material ID 201804469

Hi Linda,

SEPA record [201804469](#) has been updated.

Sonia Mendoza
State Environmental Policy Act Unit
WA State Department of Ecology
(360) 407-7676 | separegister@ecy.wa.gov

From: Linda Ann Kuller [mailto:lindak@sanjuanco.com]
Sent: Tuesday, August 28, 2018 3:15 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: RE: San Juan County Material ID 201804469

Good afternoon,

Here is a revision to DNS Material ID 201804469 for posting.

Thank you,

Linda Kuller, AICP
Planning Manager
360-370-7572

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Tuesday, August 28, 2018 2:44 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: RE: San Juan County Material ID 201804469

Hi Linda,

Go ahead send us a revised DNS with the extended comment period and we will get it posted to the SEPA Register. Thanks!

Sonia Mendoza
State Environmental Policy Act Unit
WA State Department of Ecology
(360) 407-7676 | separegister@ecy.wa.gov

From: ECY RE SEPA HELP
Sent: Tuesday, August 28, 2018 1:51 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Cc: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: RE: San Juan County Material ID 201804469

Hello Linda,

I'm copying the SEPA register inbox in case Sonia or Fran can provide additional assistance here. I assume that you can issue a "Revised DNS" notice with the extended comment period ~ and do not have to add the previous attachments. You may want to add the link to the previous record in the SEPA Register if you don't have these documents available on your own website: **201804469 - SAN JUAN COUNTY**

Thank you,

Annie Szvetcz, J.D. M.S.
SEPA Policy Lead
Washington Department of Ecology
annie.szvetcz@ecy.wa.gov
office: 360 407-6925
cell: 360 742-9126

From: Linda Ann Kuller [<mailto:lindak@sanjuanco.com>]
Sent: Tuesday, August 28, 2018 9:34 AM
To: ECY RE SEPA HELP <sepahelp@ECY.WA.GOV>
Subject: San Juan County Material ID 201804469

Good morning,

I submitted a DNS on the proposed Lopez Village Subarea Plan and Development regulations. It was issued on 8/14 with a comment period of 8/29.

Our newspaper did not public the notice.

May I just publish a revision to that DNS, identifying the material ID and issuance date and extending the comment period from the new publication date. I would submit it to the SEPA register and agency list.

Will this process be suitable? The documents are not changing so I don't think I would need to resubmit them with the corrected DNS.

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

Linda Ann Kuller

From: Linda Ann Kuller
Sent: Tuesday, August 28, 2018 3:15 PM
To: 'ECY RE SEPA REGISTER'
Subject: RE: San Juan County Material ID 201804469
Attachments: 2016-08-28_DNS_SJC_Lopez Vil_Plan_Regs_revised.pdf

Good afternoon,

Here is a revision to DNS Material ID 201804469 for posting.

Thank you,

Linda Kuller, AICP
Planning Manager
360-370-7572

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Tuesday, August 28, 2018 2:44 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: RE: San Juan County Material ID 201804469

Hi Linda,

Go ahead send us a revised DNS with the extended comment period and we will get it posted to the SEPA Register. Thanks!

Sonia Mendoza
State Environmental Policy Act Unit
WA State Department of Ecology
(360) 407-7676 | separegister@ecy.wa.gov

From: ECY RE SEPA HELP
Sent: Tuesday, August 28, 2018 1:51 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Cc: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: RE: San Juan County Material ID 201804469

Hello Linda,

I'm copying the SEPA register inbox in case Sonia or Fran can provide additional assistance here. I assume that you can issue a "Revised DNS" notice with the extended comment period – and do not have to add the previous attachments. You may want to add the link to the previous record in the SEPA Register if you don't have these documents available on your own website: **201804469 - SAN JUAN COUNTY**

Thank you,

Annie Szvetecz, J.D. M.S.

SEPA Policy Lead
Washington Department of Ecology
annic.szvetecz@ecy.wa.gov
office: 360 407-6925
cell: 360 742-9126

From: Linda Ann Kuller [<mailto:lindak@sanjuanco.com>]
Sent: Tuesday, August 28, 2018 9:34 AM
To: ECY RE SEPA HELP <sepahelp@ECY.WA.GOV>
Subject: San Juan County Material ID 201804469

Good morning,

I submitted a DNS on the proposed Lopez Village Subarea Plan and Development regulations. It was issued on 8/14 with a comment period of 8/29.

Our newspaper did not public the notice.

May I just publish a revision to that DNS, identifying the material ID and issuance date and extending the comment period from the new publication date. I would submit it to the SEPA register and agency list.

Will this process be suitable? The documents are not changing so I don't think I would need to resubmit them with the corrected DNS.

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

Lynda Guernsey

From: Lynda Guernsey
Sent: Wednesday, September 5, 2018 1:48 PM
To: DOC; DOE SEPA Register; DOE - Chad Yunge; DFW Bob Warinner; DFW-SEPA ; DNR SEPA ; DNR NW Region ; DSHS _ Terri.Sinclair-Olson; DOT Ferries - Robert Price ; WA State Parks Commission; Lummi Historic Preservation; Alan Chapman; Samish Indian Nation - Jackie Ferry ; Tim Hyatt; Tulalip Natural Resources; DL - Council; Amy Vira; Shannon Wilbur; Colin Huntemer; Fisherman Bay Sewer District ; Fisherman Bay Water; OPALCO; CenturyLink; Lopez Island Library; Lopez Island School District (bauckland@lopez.k12.wa.us); Brent Snow; Camille Uhler; Dale Roundy; Michael Pickett; Pete Moe; Steven Rubey; Tim Blanchard; Victoria Compton ; Annie Albritton; Barbara Thomas; Dennis Ryan; Madrona Murphy; Nancy Greene; Sandy Bishop
Subject: Request for Review - RE: Revised San Juan County DNS, Ecology Material ID 201804469, Comment Deadline Extended on Nonproject Action
Attachments: 2018-09-05_SEPA_Request for Review_Lopez Village Plan_Dev Regs.pdf

Hello,

RE: Revised San Juan County DNS
Ecology Material ID 201804469
Comment Deadline Extended on Nonproject Action

The comment period is extended until September 19, 2018 on this DNS pertaining to adoption of amendments to the San Juan County Comprehensive Plan and Code to include a Lopez Village Subarea Plan and specific development regulations for the Lopez Village Urban Growth Area. Notice of this DNS was originally distributed to you on August 14, 2018, however it was not published in the newspaper so the comment deadline is extended. If you have any questions, concerns, or comments, please address them to the reviewing Planner, indicated below, by the date indicated on the cover page.

Linda Kuller, Planning Manager
lindak@sanjuanco.com

Sincerely,

Lynda Guernsey

Lynda Guernsey, Administrative Specialist II ~ Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250



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 (DNS)
Ecology Material ID 201804469 Issued 8/14/18
Revised to Extend Comment Period to September 19, 2018

Revised DNS: San Juan County issued the referenced SEPA Determination of Nonsignificance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

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.

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 14, 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 SJC Department of Community Development, 135 Rhone Street, in Friday Harbor.

Comments on this determination must be submitted by **September 19, 2018** to Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

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

Date: September 5, 2018

Linda Ann Kuller

From: Linda Ann Kuller
Sent: Tuesday, August 14, 2018 10:51 AM
To: 'separegister@ecy.wa.gov'
Subject: San Juan Co DNS/Checklist_Lopez Village Subarea Plan_Regulations
Attachments: 2018-08-15_Ecology_Letter_DNS_Lopez_Plan_Regs.pdf; 2018-08-15_DNS Initaled.pdf; 2018-08-15_SEPA_Checklist_Lopez_Plan_signed.pdf

Dear review Team:

Accompanying this letter is an environmental checklist and a Determination of Nonsignificance regarding amendments to the San Juan County Comprehensive Plan and San Juan County Code Title 18. 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 Lopez Village 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. The checklist, DNS and all related documents are available at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. Individual links to the Plan documents are provided below.

- A. Draft Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16621/DRAFT-Lopez-Village-Plan>
- B. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16691/2018-Amendments-to-SJC-CompPlan-LU-Element>
- C. Draft Lopez Village Development Regulations: https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03_LV_Dev_Regs
- D. Draft Standard Details: https://www.sanjuanco.com/DocumentCenter/View/16620/2017-12-08_Draft_Standard-Details
- E. Draft Implementation Plan: https://www.sanjuanco.com/DocumentCenter/View/16618/2018-08-03_Implement_Task-List
- F. August 3, 2018 staff report: <https://www.sanjuanco.com/DocumentCenter/View/16624/Lopez-Village-Plan-Staff-Report--2018-08-03>

If you have any questions about this proposal, please give me a call at 360-370-7572.

Sincerely,

Linda Kuller, AICP
Deputy Director
360 (370-7572)
LindaK@sanjuanco.com

Name of signee: Linda Kuller, AICP

Position and Agency/Organization: Planning Manager, San Juan County

Date Submitted/DNS Published: August 15, 2018

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

August 14, 2018

WA Department of Ecology
Review Team

RE: Determination of Nonsignificance for issuance August 15, 2018
Nonproject action: Draft Lopez Village Subarea Plan and Development Regulations

Dear Review Team:

Accompanying this letter is an environmental checklist and a Determination of Nonsignificance regarding amendments to the San Juan County Comprehensive Plan and San Juan County Code Title 18. 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 Lopez Village 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. The checklist, DNS and all related documents are available at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. Individual links to the Plan documents are provided below.

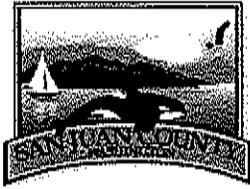
- A. Draft Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16621/DRAFT-Lopez-Village-Plan>
- B. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16691/2018-Amendments-to-SJC-CompPlan-LU-Element>
- C. Draft Lopez Village Development Regulations: https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03_LV_Dev_Regs
- D. Draft Standard Details: https://www.sanjuanco.com/DocumentCenter/View/16620/2017-12-08_Draft_Standard_Details
- E. Draft Implementation Plan: https://www.sanjuanco.com/DocumentCenter/View/16618/2018-08-03_Implement_Task-List
- F. August 3, 2018 staff report: <https://www.sanjuanco.com/DocumentCenter/View/16624/Lopez-Village-Plan-Staff-Report---2018-08-03>

If you have any questions about this proposal, please give me a call at 360-370-7572.

Sincerely,

Linda Kuller, AICP
Deputy Director
360 (370-7572)

LindaK@sanjuanco.com



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

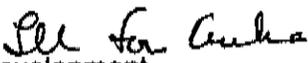
San Juan County, the lead agency for this proposal, has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required. Under WAC 197-11-340(2), a Determination of Nonsignificance was **issued on August 15, 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Responsible Official:

Erika Shook, AICP, Director 
Department of Community Development
(360) 378-2354

Erika Shook

Date: August 15, 2018

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

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

N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\SEPA Commercial\2018-08-08_
SEPA_Checklist_Lopez_Vil_Plan_Regs.docx

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. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan
- C. Draft Lopez Village Development Regulations
- D. Draft Standard Details
- E. Draft Implementation Plan

2. Name of applicant:

**San Juan County
Department of Community Development**

3. Address and phone number of applicant and contact person:

**San Juan County
Department of Community Development
Linda Kuller, AICP, Planning Manager
PO Box 947
Friday Harbor, WA 98250**

**360(37) (7572)
LindaK@sanjuanco.com**

4. Date checklist prepared:

August 8, 2018

5. Agency requesting checklist:

San Juan County

6. Proposed timing or schedule (including phasing, if applicable):

2018

August 8:	Commerce 60-day notice and SEPA Determination
August 15:	Publish SEPA determination
August 10:	Mail public hearing notice: property owners in UGA and surrounding 300 feet
August 17:	Joint briefing: Council and Planning Commission
September 5:	Public hearing ad published
September 21:	Joint public hearing on Lopez Island – Lopez Center for Community and the Arts
September 21:	Planning Commission recommendation to Council
October 22/23:	County Council deliberations

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The community would like to work on design guidelines after the adoption of the plan to further its implementation.

San Juan County is updating its Comprehensive Plan. The Comprehensive Plan update drafts are in alignment with this draft subarea plan. The proposed subarea plan uses the population projections and housing data approved by the County Council for use in the Comprehensive Plan update.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NA

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NA

10. List any government approvals or permits that will be needed for your proposal, if known.

- **Planning Commission recommendation to the County Council, and**
- **County Council adoption of the subarea plan, development regulations and standard details**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Lopez Island is the third largest island in San Juan County's collection of islands in Puget Sound Washington. It consists of approximately 30 square miles of natural beauty and a predominately rural landscape. It is the County's second largest unincorporated community. Still, it is a small community including about 2,466 permanent residents in 2016.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the west-ern 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 that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

The Lopez Village Plan is a proposed subarea plan of the San Juan County Plan. It applies 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).

Growth Management Act (GMA)

The Lopez Village Plan will be adopted pursuant to the GMA and its fourteen planning goals that help Washington State communities plan in a coordinated fashion to protect the public's health, safety and welfare. Under the GMA, this subarea plan will be consistent with and supportive of the San Juan County Comprehensive Plan (the *Plan*), county-wide planning policies, development regulations and capital budgets.

Applicability

The Lopez Village Plan will supplement the goals and policies of the SJC Comprehensive Plan. It will apply to all land, land use activity, and to all structures and facilities developed within the official map of the Lopez Village urban growth area. The provisions of the Lopez Village Plan will prevail over any conflicting provision of the *Plan* except as provided in Shoreline Master Program (SMP).

Regulations to implement the goals and policies of the Lopez Village Plan will be contained in the San Juan County Code (SJCC) Title 18, Unified Development Code (UDC). The UDC regulations will apply except as superseded by specific regulations adopted for the Lopez Village Urban Growth Area.

Draft Plan Overview

The draft Lopez Village Plan (Draft Plan) components reflect the vision and core values developed by the LVPRC and community. They focus 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 goals and policies are designed to implement the expressed vision. 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

Lopez Village's character is truly unique. Its families, institutions, and businesses have long contributed to a rich history that provide an excellent foundation for the future. 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 within the Village.

The proposed land use map was designed after 4 alternative maps (including a do nothing alternative to leave all of the Village in the Village Commercial land use designation) were explored and 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

The proposed land use map includes the three land use designations:

N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\SEPA Commerce\2018-08-08_SEPA_Checklist_Lopez_VII_Plan_Regs.docx

Village Commercial: A part of the heart of the Village, the Village Commercial designation, recognizes the importance of a vital commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation of Island residents. This traditional village core includes elements of land use diversity, neighborhood compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are allowed.

Village Institutional: The heart of the Village also includes areas designated Village Institutional that support aspects of the public health, social and service needs of the community. These areas are primarily located west of Fisherman Bay Road.

Village Residential: The Village Residential designation is primarily reserved for residential development; however, small businesses appropriate for residential areas which meet the home occupation and cottage industry performance standards in the San Juan County Code are welcome in this designation. This designation abuts the Village Commercial and Institutional designations, creating opportunities to promote good land use transition design principles.

Density

Under current regulations, the Lopez Village Urban growth Area has a maximum density for single family development in the Village of 4 units per acre. A density bonus was established for developments that meet special criteria. A total of 8 units per acre were allowed with a Planned Unit Development that met water conservation criteria and affordable housing requirements.

Under the proposal, the maximum density is 6 units per acre with a density bonus of 12 units per acre.

Land Capacity Analysis

The primary purpose of conducting the Land Capacity Analysis (Appendix F of the Draft Plan) is to determine the capacity of the Lopez Village Urban Growth Area for balancing urban development with adequate and cost-efficient urban services. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area was run under two scenarios:

- existing land use designations and regulations, and
- proposed land use designations and development regulations.

This was done to determine if the Village's land supply aligns with the 2036 population growth projection. The analysis completed on July 27, 2018, indicated there was no need to expand the UGA and include any of the UGA reserve area. It determined that there is adequate land in the Village that could accommodate the projected population including residential housing and commercial needs through the year 2036.

Capital Facilities

Water and sewer facilities either have capacity or plans to increase the capacity to serve the projected growth. Fisherman Bay Sewer District is in the process of planning to double its capacity.

Official Maps

This Draft Plan maps delineate land use districts, public facilities, recreation, open areas, primary view corridors and transportation facilities.

Proposed Development Regulations

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 and dimensional standards, provisions outlining a role for the LVPRC in development review, and standards and performance measures for the following:

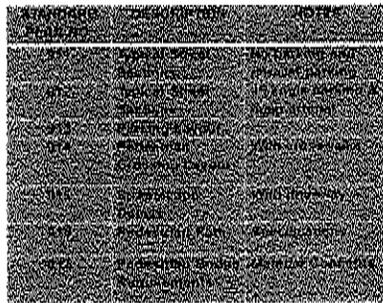
- Fences
- Artisan activities
- Hostels
- Mobile food vending units
- Live/work units in the village commercial designation
- Neighborhood enterprise
- Signs
- Lighting (modeled after a dark sky ordinance)
- Landscaping
- Road and driveway standards
- Pedestrian circulation
- Parking in Lopez Village Association Plat parking entitlement area
- Lopez Village parking requirements
- Parking credits and register
- Lopez Village parking fund and parking land bank
- In lieu dedications of land and easements
- Off-street loading requirements
- Bicycle parking standards

Limiting parking is one of the major threads in the Draft Plan and the regulations seek to accomplish that. The land use table establishes what uses are allowed in what land use designation.

Draft Standard Details

The LVPRC worked with Public Works staff to develop the standard details for development of the public right of way and pedestrian paths in the right of way that suit the Village.

Draft Standard Details



Draft Implementation Plan

This is a useful tool that can be used to track projects and tasks needed to accomplish the proposed Plan.

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2024-2036
GENERAL											
Provide education and outreach on the new subarea plan, regulations and standards.	LVPRC and DCD										
Develop a permit application submittal review checklist for projects located in Lopez village	LVPRC and DCD										
Create a Lopez Village development webpage with links to the Subarea Plan, regulations, standards and other resources.	OCG										
RECREATION											
Construct a play area for small children	Community, CDC, Parks/ Fair										

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres 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 that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

B. Environmental Elements [HELP]

1. Earth [help]

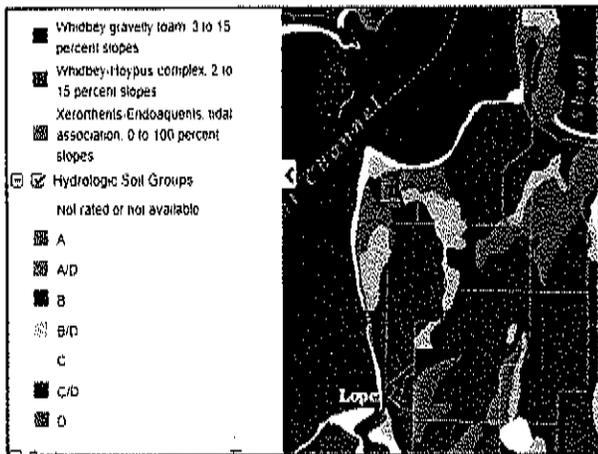
a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Mostly flat. Elevations range from near sea level to around 140 feet in the foothills to the North and 200 feet to the South. The general topography is relatively flat with the land rising gradually to the North and more steeply to the East and Southeast.

b. What is the steepest slope on the site (approximate percent slope)? NA

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. NA, but soils are described in the draft Plan.



Soils are primarily glacial deposits including a mixture of low-permeability (Hydrologic Group A) and high permeability (+D) soils. The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NA**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **NA**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **NA**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The draft development regulations allow 65% lot coverage except in Block A of the Lopez Village PUD where 100% coverage is permitted.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **NA**

2. Air [\[help\]](#)

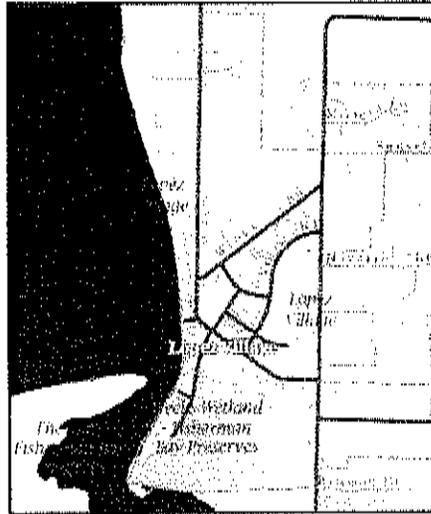
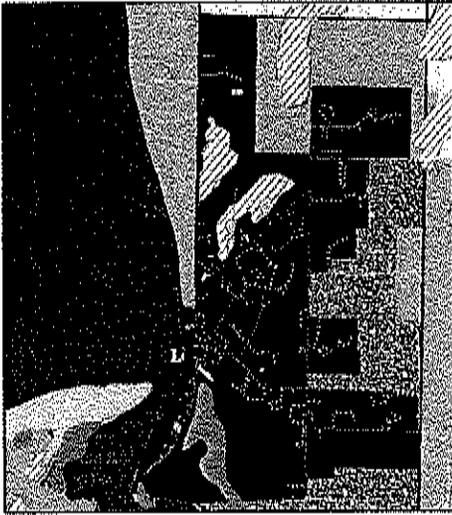
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **NA**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NA**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island. There is a type F stream that may be mis-categorized.



The Village includes several large fresh-water wetlands located near Sunset and Redgate Lanes and Weeks Road. Large wetlands include Weeks Wetland Preserve and wetlands that cover multiple properties North of Weeks Road, East of Lopez Road and West and North of Fisherman Bay Road. Weeks Wetland Preserve is located in the southern portion of the Village on a 24-acre property managed by the County's

Land Bank. This preserve contains a unique freshwater wetland that meets the marine waters of Fisherman Bay and provides significant plant and animal habitat.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **NA**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NA**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Some of the shoreline area, primarily near Weeks Wetland Preserve is located in special flood hazard zones. The AE zone and Zone VE are present in this area.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **NA**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The Lopez Village UGA is served by 3 Group A and other Group B water systems. There service areas and capacities are shown in the draft Plan.

All areas of the County are considered a critical aquifer recharge area and are subject to critical area regulations. The area's ground water aquifer is the Village's only fresh water source. It is recharged solely by rainwater. Because freshwater resources are limited and there is a potential threat of saltwater intrusion, an adaptive management program regarding seawater intrusion into the Lopez Village Urban Growth Area water supply is in place.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The Lopez Village UGA is served by the Fisherman Bay Sewer System. The Fisherman Bay Sewer District is planning to double their capacity in the upcoming years to adequately serve the Village.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **NA**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **NA**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **NA**
The plan sets goals and policies for the management of stormwater.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Some restrictions are proposed in the development regulations for the amount of impervious surfaces and types surfaces that can be used.

4. *Plants* [help]

a. Check the types of vegetation found on the site: **NA**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **NA**
- c. List threatened and endangered species known to be on or near the site. **There may be salmon in the surrounding water.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NA, however the plan contains a street tree planting plan and the development regulations include a list of prohibited and allowed trees.

- e. List all noxious weeds and invasive species known to be on or near the site. **NA**

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **_NA**

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other: **rabbits**

- b. List any threatened and endangered species known to be on or near the site.

National Heritage Program Plant Big Head Sedge (Red Fescue) is located in and near Weeks Wetland Preserve. Along the Fisherman Bay shoreline, there is the presence of juvenile Chinook salmon, chum salmon, Pacific Sand Lance.

- c. Is the site part of a migration route? If so, explain. **The San Juan Islands are part of the Pacific Coast Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any:

The Draft Plan goals and policies encourage low impact development and stormwater control.

- e. List any invasive animal species known to be on or near the site. **NA**

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **A combination of electric and solar power fuels the Village.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **NA**

- b. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Dark sky lighting is proposed.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **NA**

- 1) Describe any known or possible contamination at the site from present or past uses. **NA**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **NA**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **NA**
- 4) Describe special emergency services that might be required. **NA**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **NA**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **NA**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **NA**
- 4) Proposed measures to reduce or control noise impacts, if any:

NA. However, the draft development regulations include noise restrictions in some of the performance standards for various uses such as Neighborhood Business.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **NA**
- c. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
NA, There is no agriculture land of long-term commercial significance in the Village.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NA**

c. Describe any structures on the site. **NA**

d. Will any structures be demolished? If so, what? **NA**

d. What is the current zoning classification of the site?

NA, however, the Village has one designation, Village Commercial. Three are proposed in the draft plan including two new designations, Village Institutional and Village Residential.

f. What is the current comprehensive plan designation of the site? **The entire Village Urban Growth Area is designated Village Commercial.**

g. If applicable, what is the current shoreline master program designation of the site?

Areas in the Village near Fisherman Bay are designated Rural Residential under the County's the shoreline master program.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NA, however, critical areas are located in the Village and are discussed in the draft plan.

j. Approximately how many people would reside or work in the completed project?
Approximately 171 persons reside in the Village.

j. Approximately how many people would the completed project displace? **NA**

k. Proposed measures to avoid or reduce displacement impacts, if any: **NA**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a proposed new subarea plan and it is proposed to be consistent with the County's Comprehensive Plan. The population projections and housing information is consistent.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **NA**

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA, however, under the Land Capacity Analysis, there is adequate capacity to serve the projected population under multiple development scenarios. See Appendix F of the draft plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **NA**
- c. Proposed measures to reduce or control housing impacts, if any: **NA**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NA, the proposed development regulations would increase the height allowance from 30 to 35 feet.

- b. What views in the immediate vicinity would be altered or obstructed? **NA**

- e. Proposed measures to reduce or control aesthetic impacts, if any:

Primary view corridors are mapped in the draft plan and work to provide guidance documents is on the implementation plan task list.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA, The development regulations do contain specific lighting standards for the Village that are based on a model dark sky lighting ordinance.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **NA**

- c. What existing off-site sources of light or glare may affect your proposal? **NA**

- d. Proposed measures to reduce or control light and glare impacts, if any: **Proposed development regulations for dark sky lighting.**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? **NA, there are several small parks including a skate park in the Village.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. **NA**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. *Historic and cultural preservation* [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No structures are listed on the national, State or Local register. There are some buildings that are likely eligible and important to the community. Lopez Island Library building, constructed in the late 1800s, was one of the original schools on the Island and was known as the Little Red Schoolhouse. At different times, it also served as a restaurant and fire station. The Library's doorway was modified from the Little Red Schoolhouse and the first four windows on the front left of the Library were part of the original schoolhouse structure. Overhead in the Library is the original schoolhouse second story, complete with its jaunty cupola, a hallmark of days past blended with the present.

Other significant and historic buildings are identified on the following list:

- Weeks Garage
- J.A. Paine House (1901)
- Smith House
- C.A. Kent House (1883 - 1901)
- Joe Thorton House
- Dr. B. Muscott (early 1900's - moved from beach north of Islander)
- Lopez Congregational Church (1904)
- Fish Bay Building
- Ed Weeks House and Water Tower (Old Thrift Shop)
- Lopez Purity Store (Just Heavenly Fudge Factory)
- Oscar Weeks house and pear tree (Isabel's / Déjà vu)
- Village Center Building
- Weeks Barn
- Burt Weeks house and water tower (Old Homestead Building – Blossom/Vortex Village Arts complex)
- Benson Hall (1930 - from Eastsound) plus two buildings

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are cultural resource buffers located near portions of the Fisherman Bay area in the Village. The shorelines of Fisherman Bay are dotted with shell middens and the remains of salmon and shellfish processing sites. Also, there is one registered archaeological site located on the Lopez Village shoreline which included evidence of a Coast Salish Long House and a permanent year round settlement.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
NA, this is not a development permit.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **NA**

14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

All County roads on Lopez Island including those located in the Village meet the County's level of service standards. They are also projected to continue to meet those standards through the year 2021. Fisherman Bay Road carries the majority of the Island's north-south traffic on the west side of the Island and through the Village. Three intersections with Fisherman Bay Road route traffic to the Village "Core." They are Lopez Road South, Village Road and Weeks Road. Each of these roads is designed with a T intersection and side streets controlled by a stop sign.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is no full-time transit service on Lopez Island. Some seasonal transportation exists. San Juan County Senior Services uses one ADA-equipped vehicle and one older minivan to provide transportation to Lopez seniors and people living with disabilities. Rides are provided to medical appointments, social events, and group meals served at the Lopez Island Senior Center.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **NA**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is not a project specific proposal. The Draft Plan does include a connectivity map showing a priority area of trails and it includes a parking plan.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NA**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **NA**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NA**
- h. Proposed measures to reduce or control transportation impacts, if any:

The implementation plan calls for several traffic improvement strategies to be implemented and for the development of an updated traffic circulation study.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **NA**
Capital facilities and services are addressed in the plan.

b. Proposed measures to reduce or control direct impacts on public services, if any. **NA**

16. Utilities [help]

a. Circle utilities currently available at the site: **NA**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

f. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **NA**

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Linda Kuller

Name of signee: **Linda Kuller, AICP**

Position and Agency/Organization: **Planning Manager, San Juan County**

Date Submitted/DNS Published: **August 15, 2018**

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Draft Plan includes goals and policies that would help guide future actions to deter the increase in discharges and emissions, release of toxins and noise production. Also, the proposed development regulations include performance and dimensional standards that serve to protect the environment from such increases.

Proposed measures to avoid or reduce such increases are: **There are no specific measures other than the proposed development regulations.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed plan and development regulations would not be likely to affect plants, animals, fish or marine life which are already protected by the County's shoreline and critical area regulations and would continue to be protected after the development of this plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Goals and policies address low impact development.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed plan and development regulations are not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: **There are no specific measures.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal encourages improvements to and the addition of parks and gathering spaces, and pedestrian trails. There is no wilderness in the Village. The Draft Plan encourages protection of Fisherman Bay and the Weeks wetland preserve from the impacts of stormwater. There are no scenic rivers and no commercial agriculture on prime farmlands. Endangered species and habitats are protected by the County's critical area and shoreline regulations.

Flood hazard areas and cultural resources are also protected by existing County Code. Historic sites and structures are identified and encouraged to be protected and maintained.

Proposed measures to protect such resources or to avoid or reduce impacts are: **None specifically other than the goals and policies.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Draft Plan includes three land use designations designed to create a more compact commercial core and protect single family residential areas from incompatible uses. The proposal is compatible with the existing Shoreline Management program designation and regulations. The proposal is unlikely to adversely affect land and shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Adoption of three distinct land use designations and a development regulations that identify allowed uses for each designation.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal includes a connectivity plan that outlines priorities for improving pedestrian trails and nonmotorized transportation. The plan is not likely to increase demands on transportation or public services and utilities. Most of the Commercial development areas are not proposed off of Fisherman Bay Road, the main road through the Village.

Proposed measures to reduce or respond to such demand(s) are:

Preparation of new traffic improvements for safety outlined on the implementation plan and preparation of a traffic circulation study to identify other methods that might improve traffic flow in the Village.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The draft sign regulations will be updated to exempt all political signs without a time limit, consistent with recent Council action.

Linda Ann Kuller

From: Lynda Guernsey
Sent: Wednesday, August 8, 2018 1:44 PM
To: Colleen Armstrong; Colleen Armstrong; Heather Spaulding
Cc: Betsy Waldron - WCM; Colleen Armstrong; Debbie Emery; Editor - Island Guardian; Editor - San Juan Islander; Editor - San Juan Journal; Editor - San Juan Update; Gregg Hamilton; Ingrid Gabriel; Lynda Guernsey; Margie Doyle; Orcas Chamber of Commerce; Sue Kollet; Tom Munsey
Subject: Notice of SEPA Determination Lopez Village Plan
Attachments: 2018-08-08_Notice SEPA_DNS_Lopez Village Plan.doc; 2018-08-08_Notice SEPA_DNS_Lopez Village Plan.pdf

Hello,

Attached is a legal notice to be published in the Journal and Sounder once on Wednesday, August 15, 2018.

Please note that documents stated to be available in our office or on the web may not be available until the publication date.

Have a good day,

Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250



San Juan County Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA. 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
permits@co.san-juan.wa.us www.sanjuanco.com

August 8, 2018

To: The Journal and the Sounder
Re: Please publish once on August 15, 2018 in **both** papers.

Notice of SEPA Determination of Nonsignificance (DNS)

Proposed amendments to the San Juan County Comprehensive Plan, and amendments and additions to San Juan County Code Title 18 for the Draft Lopez Village Plan and Development Regulations

Notice is hereby given that San Juan County made a SEPA Determination on a proposal 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. The DNS also is for amendments and additions to San Juan County Code Title 18 needed to implement the proposed plan. Draft standard details and an implementation plan are also available for public review. The proposal includes:

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

State Environmental Policy Act (SEPA) Review. An Environmental Checklist for the proposed project was prepared. It was determined that adoption of the proposed amendments will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). Under WAC 197-11-340(2), a Determination of Non-Significance was issued on August 15, 2018.

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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

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.



San Juan County Community Development & Planning

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

REQUEST FOR REVIEW

Applicant Name and File #: PCOMPL 14-0002 DATE: August 15, 2018

Please review the application materials and return written comments to Linda Kuller by August 29 2018
If you request additional information or materials from the applicant, please notify SJC Community Development & Planning in writing.

LVSPComments@sanjuanco.com

State Agencies
Dept. of Archaeology
Dept. of Agriculture – Kelly McLain
<input checked="" type="checkbox"/> Dept. of Commerce
<input checked="" type="checkbox"/> Dept. of Ecology/SEPA
<input checked="" type="checkbox"/> Dept. of Ecology/Shoreline – Chad Yunge
Dept. of Ecology/Shoreline – Doug Gresham
<input checked="" type="checkbox"/> Dept. of Fish and Wildlife – Bob Warinner
<input checked="" type="checkbox"/> Dept. of Fish and Wildlife - SEPA
Dept. of Health – Kelly Cooper
Dept. of Health - Shellfish
<input checked="" type="checkbox"/> Dept. of Natural Resources – SEPA
<input checked="" type="checkbox"/> Dept. of Natural Resources – NW Region
<input checked="" type="checkbox"/> Dept. of Social & Health Services –Terri Sinclair-Olson
Dept. of Transportation Env Svcs – Roland Storme
<input checked="" type="checkbox"/> Dept. of Transportation – Ferries – Robert Price
Energy Facility Site Evaluation Council–Stephen Posner
Interagency Committee on Outdoor Recreation
<input checked="" type="checkbox"/> Parks and Recreation Commission
Puget Sound Partnership
UW-Friday Harbor Labs, Director
UW-Real Estate Office, Property Rights Manager
Washington State Parks NW Region
Tribal Agencies
<input checked="" type="checkbox"/> Lummi Historic Preservation Office
<input checked="" type="checkbox"/> Lummi Natural Resources – Alan Chapman (Shoreline)
<input checked="" type="checkbox"/> Samish Indian Nation – Jackie Ferry
<input checked="" type="checkbox"/> Swinomish Tribal Commission – Tim Hyatt
<input checked="" type="checkbox"/> Tulalip, Natural Resources
County Agencies
<input checked="" type="checkbox"/> San Juan County Council
<input checked="" type="checkbox"/> San Juan County Planning Commission
<input checked="" type="checkbox"/> San Juan County Prosecutor – Amy Vira
San Juan County Assessor
San Juan County Community Development & Planning
Chief Building Official – Fred Schaller

County Agencies (Cont.)
San Juan County Engineer – Jeff Sharp
San Juan County Health Dept – Kyle Dodd
San Juan County Parks Dept – Dona Wuthnow
San Juan County Dept of Emergency Management
San Juan County Fire Marshal – Richard Meyers
<input checked="" type="checkbox"/> Public Works Shannon Wilbur
<input checked="" type="checkbox"/> Fire Districts (Indicate: #2, #3, #4, or all)
<input checked="" type="checkbox"/> Pub Works Colin Huntermer
Town, Utilities, & Utility Districts
Town of Friday Harbor – Mike Bertrand
Eastsound Sewer District
Eastsound Water Users
<input checked="" type="checkbox"/> Fisherman Bay Sewer District
<input checked="" type="checkbox"/> Fisherman Bay Water Association
Washington Water Service Company
<input checked="" type="checkbox"/> OPALCO
<input checked="" type="checkbox"/> CenturyLink
Schools and Libraries
School District: <u>Lopez</u> Orcas San Juan Shaw
Libraries: <u>Lopez</u> Orcas San Juan Shaw
Other
San Juan Conservation District
SJC Noxious Weed Control Board
San Juan County Parks Board – Dona Wuthnow
Eastsound Planning Review Committee
Deer Harbor Plan Review Committee
<input checked="" type="checkbox"/> Lopez Village Plan Committee

Distribution completed by: Lynnda Ghunsey

Date: 8/14/18



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

August 14, 2018

WA Department of Ecology
Review Team

RE: Determination of Nonsignificance for issuance August 15, 2018
Nonproject action: Draft Lopez Village Subarea Plan and Development Regulations

Dear Review Team:

Accompanying this letter is an environmental checklist and a Determination of Nonsignificance regarding amendments to the San Juan County Comprehensive Plan and San Juan County Code Title 18. 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 Lopez Village 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. The checklist, DNS and all related documents are available at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. Individual links to the Plan documents are provided below.

- A. Draft Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16621/DRAFT-Lopez-Village-Plan>
- B. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan: <https://www.sanjuanco.com/DocumentCenter/View/16691/2018-Amendments-to-SJC-CompPlan-LU-Element>
- C. Draft Lopez Village Development Regulations: https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03_LV_Dev_Regs
- D. Draft Standard Details: https://www.sanjuanco.com/DocumentCenter/View/16620/2017-12-08_Draft_Standard_Details
- E. Draft Implementation Plan: https://www.sanjuanco.com/DocumentCenter/View/16618/2018-08-03_Implement_Task-List
- F. August 3, 2018 staff report: <https://www.sanjuanco.com/DocumentCenter/View/16624/Lopez-Village-Plan-Staff-Report---2018-08-03>

If you have any questions about this proposal, please give me a call at 360-370-7572.

Sincerely,

Linda Kuller, AICP
Deputy Director
360 (370-7572)

LindaK@sanjuanco.com



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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Responsible Official:

Erika Shook, AICP, Director *Ellen for Erika*
Department of Community Development
(360) 378-2354

Erika Shook

Date: August 15, 2018

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

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

N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\SEPA Commercel\2018-08-08_SEPA_Checklist_Lopez_Vil_Plan_Regs.docx

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. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan
- C. Draft Lopez Village Development Regulations
- D. Draft Standard Details
- E. Draft Implementation Plan

2. Name of applicant:

**San Juan County
Department of Community Development**

3. Address and phone number of applicant and contact person:

**San Juan County
Department of Community Development
Linda Kuller, AICP, Planning Manager
PO Box 947
Friday Harbor, WA 98250**

**360(37) (7572)
LindaK@sanjuanco.com**

4. Date checklist prepared:

August 8, 2018

5. Agency requesting checklist:

San Juan County

6. Proposed timing or schedule (including phasing, if applicable):

2018

August 8:	Commerce 60-day notice and SEPA Determination
August 15:	Publish SEPA determination
August 10:	Mail public hearing notice: property owners in UGA and surrounding 300 feet
August 17:	Joint briefing: Council and Planning Commission
September 5:	Public hearing ad published
September 21:	Joint public hearing on Lopez Island – Lopez Center for Community and the Arts
September 21:	Planning Commission recommendation to Council
October 22/23:	County Council deliberations

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The community would like to work on design guidelines after the adoption of the plan to further its implementation.

San Juan County is updating its Comprehensive Plan. The Comprehensive Plan update drafts are in alignment with this draft subarea plan. The proposed subarea plan uses the population projections and housing data approved by the County Council for use in the Comprehensive Plan update.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NA

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NA

10. List any government approvals or permits that will be needed for your proposal, if known.

- **Planning Commission recommendation to the County Council, and**
- **County Council adoption of the subarea plan, development regulations and standard details**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Lopez Island is the third largest island in San Juan County's collection of islands in Puget Sound Washington. It consists of approximately 30 square miles of natural beauty and a predominately rural landscape. It is the County's second largest unincorporated community. Still, it is a small community including about 2,466 permanent residents in 2016.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the west-ern 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 that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

The Lopez Village Plan is a proposed subarea plan of the San Juan County Plan. It applies 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).

Growth Management Act (GMA)

The Lopez Village Plan will be adopted pursuant to the GMA and its fourteen planning goals that help Washington State communities plan in a coordinated fashion to protect the public's health, safety and welfare. Under the GMA, this subarea plan will be consistent with and supportive of the San Juan County Comprehensive Plan (the *Plan*), county-wide planning policies, development regulations and capital budgets.

Applicability

The Lopez Village Plan will supplement the goals and policies of the SJC Comprehensive Plan. It will apply to all land, land use activity, and to all structures and facilities developed within the official map of the Lopez Village urban growth area. The provisions of the Lopez Village Plan will prevail over any conflicting provision of the *Plan* except as provided in Shoreline Master Program (SMP).

Regulations to implement the goals and policies of the Lopez Village Plan will be contained in the San Juan County Code (SJCC) Title 18, Unified Development Code (UDC). The UDC regulations will apply except as superseded by specific regulations adopted for the Lopez Village Urban Growth Area.

Draft Plan Overview

The draft Lopez Village Plan (Draft Plan) components reflect the vision and core values developed by the LVPRC and community. They focus 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 goals and policies are designed to implement the expressed vision. 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

Lopez Village's character is truly unique. Its families, institutions, and businesses have long contributed to a rich history that provide an excellent foundation for the future. 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 within the Village.

The proposed land use map was designed after 4 alternative maps (including a do nothing alternative to leave all of the Village in the Village Commercial land use designation) were explored and 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

The proposed land use map includes the three land use designations:

Village Commercial: A part of the heart of the Village, the Village Commercial designation, recognizes the importance of a vital commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation of Island residents. This traditional village core includes elements of land use diversity, neighborhood compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are allowed.

Village Institutional: The heart of the Village also includes areas designated Village Institutional that support aspects of the public health, social and service needs of the community. These areas are primarily located west of Fisherman Bay Road.

Village Residential: The Village Residential designation is primarily reserved for residential development; however, small businesses appropriate for residential areas which meet the home occupation and cottage industry performance standards in the San Juan County Code are welcome in this designation. This designation abuts the Village Commercial and Institutional designations, creating opportunities to promote good land use transition design principles.

Density

Under current regulations, the Lopez Village Urban growth Area has a maximum density for single family development in the Village of 4 units per acre. A density bonus was established for developments that meet special criteria. A total of 8 units per acre were allowed with a Planned Unit Development that met water conservation criteria and affordable housing requirements.

Under the proposal, the maximum density is 6 units per acre with a density bonus of 12 units per acre.

Land Capacity Analysis

The primary purpose of conducting the Land Capacity Analysis (Appendix F of the Draft Plan) is to determine the capacity of the Lopez Village Urban Growth Area for balancing urban development with adequate and cost-efficient urban services. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area was run under two scenarios:

- existing land use designations and regulations, and
- proposed land use designations and development regulations.

This was done to determine if the Village's land supply aligns with the 2036 population growth projection. The analysis completed on July 27, 2018, indicated there was no need to expand the UGA and include any of the UGA reserve area. It determined that there is adequate land in the Village that could accommodate the projected population including residential housing and commercial needs through the year 2036.

Capital Facilities

Water and sewer facilities either have capacity or plans to increase the capacity to serve the projected growth. Fisherman Bay Sewer District is in the process of planning to double its capacity.

Official Maps

This Draft Plan maps delineate land use districts, public facilities, recreation, open areas, primary view corridors and transportation facilities.

Proposed Development Regulations

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 and dimensional standards, provisions outlining a role for the LVPRC in development review, and standards and performance measures for the following:

- Fences
- Artisan activities
- Hostels
- Mobile food vending units
- Live/work units in the village commercial designation
- Neighborhood enterprise
- Signs
- Lighting (modeled after a dark sky ordinance)
- Landscaping
- Road and driveway standards
- Pedestrian circulation
- Parking in Lopez Village Association Plat parking entitlement area
- Lopez Village parking requirements
- Parking credits and register
- Lopez Village parking fund and parking land bank
- In lieu dedications of land and easements
- Off-street loading requirements
- Bicycle parking standards

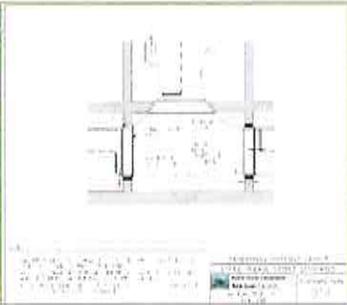
Limiting parking is one of the major threads in the Draft Plan and the regulations seek to accomplish that. The land use table establishes what uses are allowed in what land use designation.

Draft Standard Details

The LVPRC worked with Public Works staff to develop the standard details for development of the public right of way and pedestrian paths in the right of way that suit the Village.

Draft Standard Details

STANDARD PLAN#	DESCRIPTION	NOTES
011	Typical Street Section	See parking and street lighting
012	Typical Street Section	See lighting & curb detail
013	Energy Layout	
014	Pedestrian Crossing Layout	With curbside
015	Street Side Detail	With driveway
016	Driveway Path	See details
017	Driveway Detail Requirements	Material Options



Draft Implementation Plan

This is a useful tool that can be used to track projects and tasks needed to accomplish the proposed Plan.

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2024-2036
GÉNÉRAL											
Provide education and outreach on the new subarea plan, regulations and standards.	LVPRC and DCD										
Develop a permit application submittal review checklist for projects located in Lopez Village	LVPRC and DCD										
Create a Lopez Village development webpage with links to the Subarea Plan, regulations, standards and other resources.	DCD										
RECREATION											
Construct a play area for small children	Community, COC, Parks/ Fair										

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres 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 that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

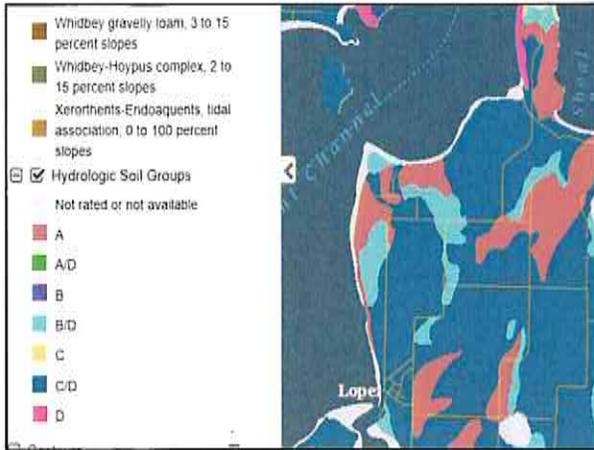
a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Mostly flat. Elevations range from near sea level to around 140 feet in the foothills to the North and 200 feet to the South. The general topography is relatively flat with the land rising gradually to the North and more steeply to the East and Southeast.

b. What is the steepest slope on the site (approximate percent slope)? **NA**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **NA, but soils are described in the draft Plan.**



Soils are primarily glacial deposits including a mixture of low-permeability (Hydrologic Group A) and high permeability (+D) soils. The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NA**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **NA**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **NA**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The draft development regulations allow 65% lot coverage except in Block A of the Lopez Village PUD where 100% coverage is permitted.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **NA**

2. **Air** [\[help\]](#)

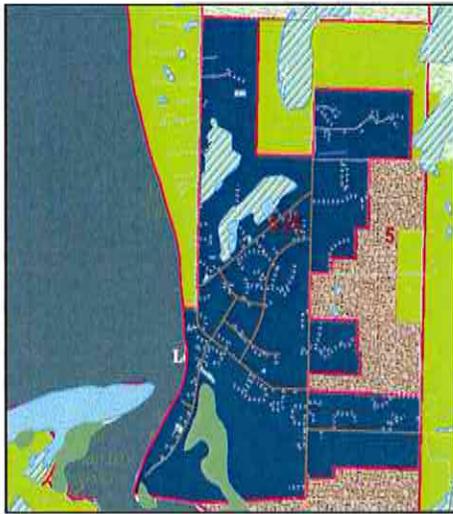
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **NA**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NA**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island. There is a type F stream that may be mis-categorized.



The Village includes several large fresh-water wetlands located near Sunset and Redgate Lanes and Weeks Road. Large wetlands include Weeks Wetland Preserve and wetlands that cover multiple properties North of Weeks Road, East of Lopez Road and West and North of Fisherman Bay Road. Weeks Wetland Preserve is located in the southern portion of the Village on a 24-acre property managed by the County's

Land Bank. This preserve contains a unique freshwater wetland that meets the marine waters of Fisherman Bay and provides significant plant and animal habitat.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **NA**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NA**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Some of the shoreline area, primarily near Weeks Wetland Preserve is located in special flood hazard zones. The AE zone and Zone VE are present in this area.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **NA**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The Lopez Village UGA is served by 3 Group A and other Group B water systems. There service areas and capacities are shown in the draft Plan.

All areas of the County are considered a critical aquifer recharge area and are subject to critical area regulations. The area's ground water aquifer is the Village's only fresh water source. It is recharged solely by rainwater. Because freshwater resources are limited and there is a potential threat of saltwater intrusion, an adaptive management program regarding seawater intrusion into the Lopez Village Urban Growth Area water supply is in place.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The Lopez Village UGA is served by the Fisherman Bay Sewer System. The Fisherman Bay Sewer District is planning to double their capacity in the upcoming years to adequately serve the Village.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **NA**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **NA**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **NA**

The plan sets goals and policies for the management of stormwater.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Some restrictions are proposed in the development regulations for the amount of impervious surfaces and types surfaces that can be used.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: **NA**

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

____grass

____pasture

____crop or grain

____ Orchards, vineyards or other permanent crops.

____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **NA**
- c. List threatened and endangered species known to be on or near the site. **There may be salmon in the surrounding water.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NA, however the plan contains a street tree planting plan and the development regulations include a list of prohibited and allowed trees.

- e. List all noxious weeds and invasive species known to be on or near the site. **NA**

5. *Animals* [help]

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **NA**

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other: **rabbits**

- b. List any threatened and endangered species known to be on or near the site.

National Heritage Program Plant Big Head Sedge (Red Fescue) is located in and near Weeks Wetland Preserve. Along the Fisherman Bay shoreline, there is the presence of juvenile Chinook salmon, chum salmon, Pacific Sand Lance.

- c. Is the site part of a migration route? If so, explain. **The San Juan Islands are part of the Pacific Coast Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any:

The Draft Plan goals and policies encourage low impact development and stormwater control.

- e. List any invasive animal species known to be on or near the site. **NA**

6. *Energy and Natural Resources* [help]

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **A combination of electric and solar power fuels the Village.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **NA**

- b. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Dark sky lighting is proposed.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. **NA**

- 1) Describe any known or possible contamination at the site from present or past uses. **NA**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **NA**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **NA**
- 4) Describe special emergency services that might be required. **NA**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **NA**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **NA**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **NA**
- 4) Proposed measures to reduce or control noise impacts, if any:

NA. However, the draft development regulations include noise restrictions in some of the performance standards for various uses such as Neighborhood Business.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **NA**
- c. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
NA, There is no agriculture land of long-term commercial significance in the Village.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NA**

c. Describe any structures on the site. **NA**

d. Will any structures be demolished? If so, what? **NA**

d. What is the current zoning classification of the site?

NA, however, the Village has one designation, Village Commercial. Three are proposed in the draft plan including two new designations, Village Institutional and Village Residential.

f. What is the current comprehensive plan designation of the site? **The entire Village Urban Growth Area is designated Village Commercial.**

g. If applicable, what is the current shoreline master program designation of the site?

Areas in the Village near Fisherman Bay are designated Rural Residential under the County's the shoreline master program.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NA, however, critical areas are located in the Village and are discussed in the draft plan.

j. Approximately how many people would reside or work in the completed project?
Approximately 171 persons reside in the Village.

j. Approximately how many people would the completed project displace? **NA**

k. Proposed measures to avoid or reduce displacement impacts, if any: **NA**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a proposed new subarea plan and it is proposed to be consistent with the County's Comprehensive Plan. The population projections and housing information is consistent.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **NA**

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA, however, under the Land Capacity Analysis, there is adequate capacity to serve the projected population under multiple development scenarios. See Appendix F of the draft plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **NA**

c. Proposed measures to reduce or control housing impacts, if any: **NA**

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NA, the proposed development regulations would increase the height allowance from 30 to 35 feet.

b. What views in the immediate vicinity would be altered or obstructed? **NA**

c. Proposed measures to reduce or control aesthetic impacts, if any:

Primary view corridors are mapped in the draft plan and work to provide guidance documents is on the implementation plan task list.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA, The development regulations do contain specific lighting standards for the Village that are based on a model dark sky lighting ordinance.

b. Could light or glare from the finished project be a safety hazard or interfere with views? **NA**

c. What existing off-site sources of light or glare may affect your proposal? **NA**

d. Proposed measures to reduce or control light and glare impacts, if any: **Proposed development regulations for dark sky lighting.**

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? **NA, there are several small parks including a skate park in the Village.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **NA**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. *Historic and cultural preservation* [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No structures are listed on the national, State or Local register. There are some buildings that are likely eligible and important to the community. Lopez Island Library building, constructed in the late 1800s, was one of the original schools on the Island and was known as the Little Red Schoolhouse. At different times, it also served as a restaurant and fire station. The Library's doorway was modified from the Little Red Schoolhouse and the first four windows on the front left of the Library were part of the original schoolhouse structure. Overhead in the Library is the original schoolhouse second story, complete with its jaunty cupola, a hallmark of days past blended with the present.

Other significant and historic buildings are identified on the following list:

- Weeks Garage
- J.A. Paine House (1901)
- Smith House
- C.A. Kent House (1883 - 1901)
- Joe Thorton House
- Dr. B. Muscott (early 1900's - moved from beach north of Islander)
- Lopez Congregational Church (1904)
- Fish Bay Building
- Ed Weeks House and Water Tower (Old Thrift Shop)
- Lopez Purity Store (Just Heavenly Fudge Factory)
- Oscar Weeks house and pear tree (Isabel's / Déjà vu)
- Village Center Building
- Weeks Barn
- Burt Weeks house and water tower (Old Homestead Building – Blossom/Vortex Village Arts complex)
- Benson Hall (1930 - from Eastsound) plus two buildings

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are cultural resource buffers located near portions of the Fisherman Bay area in the Village. The shorelines of Fisherman Bay are dotted with shell middens and the remains of salmon and shellfish processing sites. Also, there is one registered archaeological site located on the Lopez Village shoreline which included evidence of a Coast Salish Long House and a permanent year round settlement.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
NA, this is not a development permit.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **NA**

14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

All County roads on Lopez Island including those located in the Village meet the County's level of service standards. They are also projected to continue to meet those standards through the year 2021. Fisherman Bay Road carries the majority of the Island's north-south traffic on the west side of the Island and through the Village. Three intersections with Fisherman Bay Road route traffic to the Village "Core." They are Lopez Road South, Village Road and Weeks Road. Each of these roads is designed with a T intersection and side streets controlled by a stop sign.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is no full-time transit service on Lopez Island. Some seasonal transportation exists. San Juan County Senior Services uses one ADA-equipped vehicle and one older minivan to provide transportation to Lopez seniors and people living with disabilities. Rides are provided to medical appointments, social events, and group meals served at the Lopez Island Senior Center.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **NA**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is not a project specific proposal. The Draft Plan does include a connectivity map showing a priority area of trails and it includes a parking plan.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NA**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **NA**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NA**
- h. Proposed measures to reduce or control transportation impacts, if any:

The implementation plan calls for several traffic improvement strategies to be implemented and for the development of an updated traffic circulation study.

15. Public Services [help]

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **NA**
Capital facilities and services are addressed in the plan.
- b. Proposed measures to reduce or control direct impacts on public services, if any. **NA**

16. Utilities [help]

- a. Circle utilities currently available at the site: **NA**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- f. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **NA**

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: **Linda Kuller, AICP**

Position and Agency/Organization: **Planning Manager, San Juan County**

Date Submitted/DNS Published: **August 15, 2018**

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Draft Plan includes goals and policies that would help guide future actions to deter the increase in discharges and emissions, release of toxins and noise production. Also, the proposed development regulations include performance and dimensional standards that serve to protect the environment from such increases.

Proposed measures to avoid or reduce such increases are: **There are no specific measures other than the proposed development regulations.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed plan and development regulations would not be likely to affect plants, animals, fish or marine life which are already protected by the County's shoreline and critical area regulations and would continue to be protected after the development of this plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Goals and policies address low impact development.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed plan and development regulations are not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: **There are no specific measures.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal encourages improvements to and the addition of parks and gathering spaces, and pedestrian trails. There is no wilderness in the Village. The Draft Plan encourages protection of Fisherman Bay and the Weeks wetland preserve from the impacts of stormwater. There are no scenic rivers and no commercial agriculture on prime farmlands. Endangered species and habitats are protected by the County's critical area and shoreline regulations.

Flood hazard areas and cultural resources are also protected by existing County Code. Historic sites and structures are identified and encouraged to be protected and maintained.

Proposed measures to protect such resources or to avoid or reduce impacts are: **None specifically other than the goals and policies.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Draft Plan includes three land use designations designed to create a more compact commercial core and protect single family residential areas from incompatible uses. The proposal is compatible with the existing Shoreline Management program designation and regulations. The proposal is unlikely to adversely affect land and shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Adoption of three distinct land use designations and a development regulations that identify allowed uses for each designation.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal includes a connectivity plan that outlines priorities for improving pedestrian trails and nonmotorized transportation. The plan is not likely to increase demands on transportation or public services and utilities. Most of the Commercial development areas are not proposed off of Fisherman Bay Road, the main road through the Village.

Proposed measures to reduce or respond to such demand(s) are:

Preparation of new traffic improvements for safety outlined on the implementation plan and preparation of a traffic circulation study to identify other methods that might improve traffic flow in the Village.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The draft sign regulations will be updated to exempt all political signs without a time limit, consistent with recent Council action.

Linda Ann Kuller

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Tuesday, August 14, 2018 1:38 PM
To: Linda Ann Kuller
Subject: Acknowledgement Letter City of San Juan County Material ID_25186 & 25187
Attachments: AckLetter 8-18.pdf

Attached is the acknowledgement letter regarding:

1. Proposed amendment to the comprehensive plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix.
2. Proposed amendment to Lopez Village Subarea 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.

For more convenient and faster service please contact the Review Team at reviewteam@commerce.wa.gov or call 360.725.4047 if you have any questions.

Please retain this letter for your records



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

August 14, 2018

Linda Kuller
Planner IV
San Juan County
135 Rhone Street
Post Office Box 947
Friday Harbor, Washington 98250

Dear Ms. Kuller:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of San Juan - Proposed amendment to the comprehensive plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix. These materials were received on August 14, 2018 and processed with the Material ID # 25186.

County of San Juan - Proposed amendment to Lopez Village Subarea 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. These materials were received on August 14, 2018 and processed with the Material ID # 25187.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

Linda Ann Kuller

From: Linda Ann Kuller
Sent: Tuesday, August 14, 2018 11:31 AM
To: 'reviewteam@commerce.wa.gov'
Subject: San Juan Co 60-day Notice_Draft_Development Regulations_for Lop-Vil_Plan
Attachments: 2018-08-14_Commerce_Letter_Lopez_Village_Regulations.pdf; 2018-08-15_San_Juan_Co_60-day_Notice_Lopez_Regs.pdf; 2018-08-03_LV_Dev_Regs.pdf; 2017-12-08_Draft_Standard_Details.pdf; 2018-08-03_Implement_Task List.pdf; 2018-08-03_DCD_Kul_LV_Plan_CC-PC_Brief_2018-08-17.pdf

Dear Review Team:

Accompanying this letter is a notice of intent to adopt amendments to the San Juan County Code to implement a proposed new subarea plan, the Lopez Village Plan, an appendix to the San Juan County Comprehensive Plan.

Attached are the proposed:

- Draft Lopez Village Development Regulations
- Draft Standard Details
- Draft Implementation Plan
- August 3, 2018 staff report

A separate submittal is being forwarded that includes the proposed Lopez Village Subarea Plan and related amendments to the San Juan County Comprehensive Plan.

Please give me a call at 360-370-7572 if you have any questions about this proposal.

Sincerely,
Linda Kuller, AICP
Deputy Director
LindaK@sanjuanco.com

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250

(360) 378-2354 | (360) 378-2116

dcd@sanjuanco.com | www.sanjuanco.com

August 14, 2018

WA Department of Commerce
GMA Review Team

RE: Sixty-day Notice

Dear Review Team:

Accompanying this letter is a notice of intent to adopt amendments to the San Juan County Code to implement a proposed new subarea plan, the Lopez Village Plan, an appendix to the San Juan County Comprehensive Plan.

Attached are the proposed:

- Draft Lopez Village Development Regulations
- Draft Standard Details
- Draft Implementation Plan
- August 3, 2018 staff report

A separate submittal is being forwarded that includes the proposed Lopez Village Subarea Plan and related amendments to the San Juan County Comprehensive Plan.

Please give me a call at 360-370-7572 if you have any questions about this proposal.

Sincerely,

Linda Kuller, AICP
Deputy Director
LindaK@sanjuanco.com



Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment
- Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	San Juan County
Mailing Address:	PO Box 947 Friday Harbor, WA 98250
Date:	August 15, 2018

Contact Name:	Linda Kuller, AICP <i>LK</i>
Title/Position:	Deputy Director
Phone Number:	360-370-7572
E-mail Address:	LindaK@sanjuanco.com

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	To implement the proposed Lopez Village Subarea 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. <i>A separate 60-day notice was sent for Amendment of the San Juan County Comprehensive Plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix.</i>
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ___ No: <u>X</u>
Joint Public Hearing Date:	Planning Board/Commission: September 21, 2018 Council/County Commission: September 21, 2018
Proposed Adoption Date:	October 23, 2018

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). –
Copy attached

We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov

Linda Ann Kuller

From: Linda Ann Kuller
Sent: Tuesday, August 14, 2018 11:30 AM
To: 'reviewteam@commerce.wa.gov'
Subject: San Juan Co 60-day Notice_Draft Lopez Village Plan
Attachments: 2018-08-15_Commerce_Letter_Lopez_Village_Subarea_Plan.pdf; 2018-08-15_San_Juan_Co_60-day_Notice_Lopez_Plan.pdf; 2018-Amendments to SJC CompPlan LU Element.pdf; 2018-08-03_DCD_Kul_LV_Plan_CC-PC_Brief_2018-08-17.pdf; 2018-08-03_DraftSubareaPlan_Oriented_Pages.pdf

Dear Review Team:

Accompanying this letter is a notice of intent to adopt amendments to the San Juan County Comprehensive Plan.

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.

Attached are the proposed:

- Lopez Village Plan
- Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan

A separate submittal is being forwarded that includes proposed regulations to implement the proposed plan. A staff report is also attached.

Please give me a call at 360-370-7572 if you have any questions about this proposal.

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

August 14, 2018

WA Department of Commerce
GMA Review Team

RE: Sixty-day Notice

Dear Review Team:

Accompanying this letter is a notice of intent to adopt amendments to the San Juan County Comprehensive Plan.

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.

Attached are the proposed:

- Lopez Village Plan
- Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan

A separate submittal is being forwarded that includes proposed regulations to implement the proposed plan.

Please give me a call at 360-370-7572 if you have any questions about this proposal.

Sincerely,

Linda Kuller, AICP
Deputy Director
LindaK@sanjuanco.com



Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
 Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	San Juan County
Mailing Address:	PO Box 947 Friday Harbor, WA 98250
Date:	August 15, 2018

Contact Name:	Linda Kuller, AICP <i>lll</i>
Title/Position:	Deputy Director
Phone Number:	360-370-7572
E-mail Address:	LindaK@sanjuanco.com

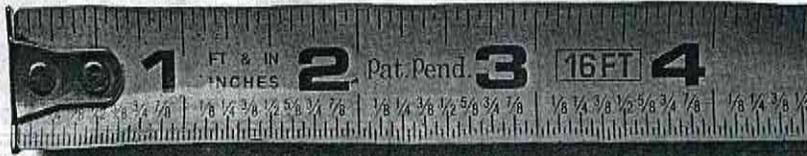
Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	Amendment of the San Juan County Comprehensive Plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix. <i>Sent under a separate 60-day notice are amendments and the addition of new development regulations proposed to San Juan County Code Title 18 needed to implement the proposed plan. Draft standard details and an implementation plan are also available for public review.</i>
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under <u>RCW 36.70A.130(4)-(6)</u>.</i>	Yes: ___ No: <u>X</u>
Joint Public Hearing Date:	Planning Board/Commission: September 21, 2018 Council/County Commission: September 21, 2018
Proposed Adoption Date:	October 23, 2018

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). –
Copy attached

We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov

Measuring up to your expectations one ad at a time.

Put Sound Classifieds to work for you!



SOUND classifieds

In Print & Online!

visit Soundclassifieds.com • call toll free 1-800-388-2527 • email classifieds@soundpublishing.com

SAN JUAN COUNTY LEGAL NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services, in programs or activities or employment opportunities and benefits. Direct inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.

DETERMINATION OF NONSIGNIFICANCE (DNS) Ecology Material ID 201804489 issued 8/4/18

Revised to Extend Comment Period to September 19, 2018

Revised DNS: San Juan County issued the referenced SEPA Determination of Nonsignificance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

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.

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 (S.J.C.C.) 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 38.70A 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 8 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 14, 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 SJC Department of Community Development, 155 Rhone Street, in Friday Harbor.

Comments on this determination must be submitted by September 19, 2018 to Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Responsible Official: Erika Shook, AICP, Director Department of Community Development (360) 378-2354 Erika Shook Date: September 5, 2018 LEGAL NO. SJ823870

Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF ADOPTION OF ORDINANCES

PLEASE TAKE NOTICE that on August 21, 2018 the San Juan County Council enacted the following ordinance: Ordinance 20-2018: Regarding County Fair Board Amending SCCC 2.40.040.

Summary: The Ordinance establishes a temporary Fair Board position to fill in if there are lengthy vacancies on the Board. The amendment will help ensure that the Board can complete its work. Adopted Ordinances are filed at the office of the County Council, 55 Second Street, Friday Harbor, WA. The ordinance may be inspected and copies obtained 24 hours a day at

the County website at www.sanjuanco.com or at the Council offices during each business day between the hours of 8:30 a.m. and 4:30 p.m. For more information, please contact the Clerk of the County Council at (360) 370-7470.

This notice of adoption serves as the notice of publication required by RCW 36.70A.290(2). LEGAL NO. 823865 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

Notice of a San Juan County Council Special Meeting at the Lopez Center for Community and the Arts on Lopez Island including a Joint Public Hearing with the Planning Commission to Adopt the County's Six Year Transportation Improvement Program (TIP), Pursuant to RCW 36.81.121 and RCW 36.81.130, and Notice of SEPA Determination of Non-Significance

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public comments on the 2019-2024 Six Year Transportation Improvement Program, pursuant to RCW 36.81.121 and RCW 36.81.130, which requires that each year an updated transportation plan is presented for public comment and review. A public hearing before the County Council is scheduled for Tuesday, October 9, 2018.

The joint Planning Commission/County Council hearing will begin at or after 10:30 a.m., Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road. Interested parties are encouraged to attend and submit oral comments or to provide written comments at or prior to the hearing. To allow for distribution to Planning Commissioners and Council members, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m., Wednesday, September 19, 2018. If written comments will be submitted at the hearing, please provide 20 copies.

On October 9, 2018, the County Council will discuss and take public testimony on the Six Year Transportation Improvement Program in the County Council Chambers, 55 Second Street, Friday Harbor. The hearing will begin at 9:15 a.m. Interested parties are encouraged to attend the hearing and submit written or oral comments. To allow for distribution to Council member, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Friday, October 5. If written comments will be submitted at the hearing, please provide 5 copies. The Council will continue the

hearing to October 23 at 9:15 a.m. to make a decision on adopting the Program.

State Environmental Policy Act (SEPA) Review. An Environmental Checklist for the Six Year Transportation Improvement Program was reviewed. It was determined that adoption of the proposed program will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). Under WAC 197-11-340(2), a Determination of Non-Significance was issued on September 5, 2018. Comments on this determination must be submitted by September 19, 2018. 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Copies of the Plan, SEPA checklist, SEPA Determination and associated documents are available from the San Juan County Department of Community Development or will be mailed on request. For copies or to submit comments contact Julie Thompson, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250, (360) 370-7588, or juliet@sanjuanco.com. For more information about the TIP, contact Colin Huntmer at 370-0514 or colinh@sanjuanco.com. LEGAL NO. SJ823910 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF A SAN JUAN COUNTY COUNCIL SPECIAL MEETING AT THE LOPEZ CENTER FOR COMMUNITY AND THE ARTS ON LOPEZ ISLAND INCLUDING A JOINT PUBLIC HEARING WITH THE PLANNING COMMISSION TO HEAR TESTIMONY ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN, ADOPTION OF A LOPEZ VILLAGE SUBAREA PLAN, AND LOPEZ VILLAGE DEVELOPMENT REGULATIONS AND STANDARDS

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public testimony on proposed amendments to the San Juan County Comprehensive Plan. The 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

SAN JUAN COUNTY LEGAL NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services. In programs or activities or employment opportunities and benefits. Direct inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.

Juan County Code Title 16. Draft standard details and an implementation plan are also available for public review. The proposals apply within the Lopez Village Urban Growth Area. The hearing will begin at or after 10:30 a.m. Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road, Lopez Island WA. Interested parties are encouraged to attend the hearing, and submit written or oral comments regarding the proposal. Copies of the proposed amendments to the SJC Comprehensive Plan including the proposed Lopez Village Plan, and amendments to San Juan County Code Title 16, proposed standard details and implementation Plan, SEPA DNS & checklist, and other project documents are available on project website at <https://www.sanjuanco.gov/909/Lopez-Village-Subarea-Plan>. They may also be viewed at the SJC Department of Community Development (DCD), 135 Rhone Street, in Friday Harbor. How to Comment: The official comment period is Wednesday, September 5, 2018 through Friday, September 21, 2018, unless the County Council extends the comment period. Written comments about particular changes should refer to the page and line numbers on the amendments proposed in the staff report. Written comments submitted prior to 12:00 p.m. on September 20, 2018

will be copied for the County Council and Planning Commission unless they wish to review comments online. Please comment:
 • Via Mail: Before the public hearing, mail written comments to Linda Kuller, Department of Community Development, PO Box 847 Friday Harbor, WA 98250, or deliver them to the DCD office at 135 Rhone Street, Friday Harbor during business hours.
 • Via Email: Email comments to LVPComments@sanjuanco.com. Title of subject line: Lopez Village Plan from (your last name or agency name). For the record, include your full address.
 • Via Oral Testimony: You may provide comments on the proposals at the public hearing. Copies: Please provide fifteen (15) copies of written comments if you submit them to DCD after 12:00 p.m. on September 20, 2018, or if you distribute written comments at the hearing. For questions, please contact Linda Kuller at (360) 370-7590 or LindaK@sanjuanco.com. LEGAL NO. SJ823597. Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF LAND BANK COMMISSION PUBLIC HEARING
 on the
PROPOSED 2018 EXPENDITURE AND ACQUISITION PLAN
 The San Juan County Land Bank Commission will hold a Public Hearing on Friday, September 21, 2018 at 9:15 am to consider its Proposed 2018 Expenditure and Acquisition Plan which includes the Management Plan for the Mt. Grant Preserve. Public testimony will be heard. The 9:15 am Public Hearing will take place at the Mullis Community Senior Center Craft Room, 589 Nash St. Friday Harbor, WA 98250. Copies of the draft Plan and Budget are available upon request from the Land Bank office beginning on Tuesday, September 11, 2018 (378-4402), 325 Calnes Street, Friday Harbor or online at the Land Bank website <http://sjclandbank.org/financial-information>. Anyone desiring to comment in writing on the draft Plan should submit a statement to the Land Bank office in person, by U.S. postal mail at 350 Court St. #6, Friday Harbor, WA, 98250 or by email at sjclandbank@sjclandbank.org no later than 12:00 noon, September 19, 2018. Judy Cummings, San Juan County Land Bank, 350 Court Street #6, Friday Harbor, WA 98250 LEGAL NO. SJ824150. Published: The Journal of the San Juan Islands, The Islands' Sounder, September 5, 12, 19, 2018.

SAN JUAN COUNTY NOTICE OF PUBLIC HEARING ON A RESOLUTION TO SELL BEAVERTON VALLEY (SAN JUAN ISLAND) PROPERTY PARCEL
 NOTICE IS HEREBY GIVEN that San Juan County intends to sell a portion of the southeast corner of parcel # 351044001000, also known as the Beaverton Valley Property, and that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a Resolution to determine whether the property should be sold by direct sale or public sale by oral or sealed bid as provided in SJC 2.104. The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Monday, September 17, 2018 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice. At the hearing, members of the public will be invited to speak and/or provide written statements regarding the proposed Resolution. After the public testimony portion of the hearing has ended, the Council will deliberate and consider modifications to the Resolution that are proposed by members of the public, county employees or the Council. The proposed Resolution may then be adopted with or without modifications.

All persons wishing to be heard on this matter are encouraged to attend. Written comments may be submitted in advance of the hearing by mail or at the hearing by delivery in person. Please deliver 5 copies of all written comments to the Clerk of the San Juan County Council at 55 Second Street, Friday Harbor or mail to 350 Court Street #1, Friday Harbor, WA 98250. The Resolution may also be viewed 24 hours a day beginning 10 days in advance of the hearing at the County website at <http://www.sanjuanco.com/Council/PendingResolutions.aspx>. For more information please contact the Clerk of the County Council at 360-370-7472. LEGAL NO. SJ823621. Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 12, 2018.

MISCELLANEOUS LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SAN JUAN
 LYZ KURNITZ-THURLOW, Individually, and as Personal Representative of the ESTATE OF JOHN M. THURLOW, Plaintiffs, vs. NATHAN PAUL (JACK) GARDNER, as his separate property, and/or the UNKNOWN HEIRS, NATHAN PAUL (JACK) GARDNER, and THE UNKNOWN HEIRS OF WILLIS M. SWIMME and LEONA H. SWIMME, and DOES 1-10, Defendants. NO. 18-2-05119-28 SUMMONS TO: NATHAN PAUL (JACK) GARDNER; TO: UNKNOWN HEIRS OF NATHAN PAUL (JACK) GARDNER; TO: UNKNOWN HEIRS OF WILLIS M. SWIMME and LEONA H. SWIMME; AND TO: DOES 1-10 THE STATE OF WASHINGTON TO THE ABOVE NAMED DEFENDANTS. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 6th day of September of 2018, and defend the above-entitled action in the above entitled court, and answer the complaint of the Plaintiffs, and serve a copy of your answer upon the undersigned attorneys for Plaintiffs, at the office below stated, and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. Plaintiffs have filed their lawsuit to quiet title to real property commonly known as Lots B1 and B2 of Fisherman Bay Water-Front Tracts, Lopez Island, San Juan County, Washington (collectively, the "Property"), as fully described in the Complaint. Plaintiffs purchased said Property from Defendants pursuant to two separate real estate contracts which were both paid off in 1993. Because

decedents failed to record the requisite statutory warranty fulfillment deeds upon full payment of the real estate contracts, the Property remains (improperly) vested in Defendants. DATED this 27th day of August, 2018. LEDGER SQUARE LAW, P.S. By: Jason M. Whalen, WSBA # 22195 Attorney for Plaintiffs Ledger Square Law, P.S. 710 Market Street Tacoma, WA 98402 -Fax: (253) 327-1700 -Main: (253) 327-1900 LEGAL NO. J823449. Published: The Journal of the San Juan Islands September 5, 12, 19, 26, October 3, 10, 2018.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE
 IN THE MATTER OF THE ESTATE OF AUDREY E. SWANSON, Deceased. NO. 18-4-01555-6 PROBATE NOTICE TO CREDITORS

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time this claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever

barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of first publication: August 24, 2018 and September 5, 2018. Publication: Tacoma Daily Index and the San Juan Journal Court of Probate Proceedings: Pierce County Superior Court, Washington Dated this 24th day of August, 2018. /s/Brian D. Swanson, Brian D. Swanson, Sr., Personal Representative C/O Davies Pearson P.C. 620 Fawcett Ave Tacoma, WA 98402 Phone: (253) 620-1500 Presented by: DAVIES PEARSON, P.C. /s/Ingrid McLeod Ingrid L.D. McLeod, WSBA #44375 Attorneys for Personal Representative LEGAL NO. J823490. Published: The Journal of the San Juan Islands September 5, 12, 19, 2018.

SUPERIOR COURT OF WASHINGTON FOR CLALLAM COUNTY
 In re the Estate of Phyllis T. Johnson, Deceased. NO. 18-4-00288-05 PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or

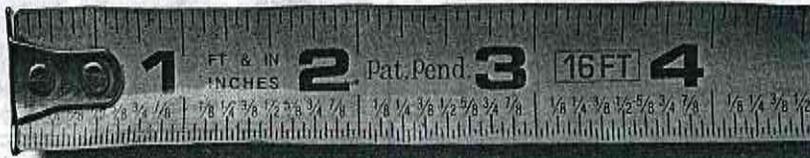
mailed the notice to the creditor as provided under RCW 11.40.020 (1)(c); or (2) four months after the date of first publication of the notice. The claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: August 29, 2018 Personal Representative: Kirsten M. Johnson Attorney for Personal Representative: Stephen C. Moriarty, WSBA #18810 Address for mailing or service: STEPHEN C. MORIARTY LAW OFFICE 403 S. Peabody, Port Angeles, WA 98362 (360) 457-3327 LEGAL NO. J822406. Published: The Journal of the San Juan Islands August 29, September 5, 12, 2018.

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY
 In re the Estate of LEE A. BREWER, Deceased. No. 18-4-00754-3 NONPROBATE NOTICE TO CREDITORS RCW 11.42.030 The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative

of the decedent's estate has not been appointed. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of first publication: August 29, 2018 The notice agent declares under penalty of perjury under the laws of the state of Washington on August 16, 2018, at Seattle, Washington, that the foregoing is true and correct. /s/Christine Lea Sattles Christine Lea Sattles Notice Agent: Christine Lea Sattles Attorney for the Notice Agent: Jon M. Fritzer Address for Mailing or Service: Estate of Lee A. Brewer Law Office of Jon M. Fritzer PO Box 61451 Vancouver, WA 98666 Christine Lea Sattles Court of Notice Agent's oath and declaration and cause number: Clark County Superior Court, Case No. 18-4-00754-3 LEGAL NO. J822831. Published: The Journal of the San Juan Islands August 29, September 5, 12, 2018.

Measuring up to your expectations one ad at a time.

Put Sound Classifieds to work for you!



SOUND classifieds

In Print & Online!

visit Soundclassifieds.com • call toll free 1-800-388-2527 • email classifieds@soundpublishing.com

SAN JUAN COUNTY LEGAL NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services, in programs or activities or employment opportunities and benefits. Direct Inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.

DETERMINATION OF NONSIGNIFICANCE (DNS) Ecology Material ID 201804469 Issued 8/14/18

Revised to Extend Comment Period to September 19, 2018

Revised DNS: San Juan County issued the referenced SEPA Determination of Nonsignificance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

Proposal: This is a nonproject proposal. San Juan County proposes to amend San Juan County Comprehensive Plan Section 5, 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.

The Lopez Village Urban Growth Area (the Village) is located on the western side of Lopez Island. Lopez Village's 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 critical 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 14, 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 SJC Department of Community Development, 135 Rhone Street, in Friday Harbor.

Comments on this determination must be submitted by September 19, 2018 to Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the Email subject line: Lopez Village Plan SEPA. For more information, please contact Linda Kuller at the DCD office or (360) 370-7572 or linda@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:
Erka Shook, AICP Director
Department of Community Development
(360) 378-2354
Erka Shook
Date: September 5, 2018
LEGAL NO. SJ823870
Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF ADOPTION OF ORDINANCES

PLEASE TAKE NOTICE that on August 21, 2018 the San Juan County Council enacted the following ordinance:
Ordinance 20-2018: Regarding County Fair Board Amending SJCC 2.40.040

Summary: The Ordinance establishes a temporary Fair Board position to fill in if there are lengthy vacancies on the Board. The amendment will help ensure that the Board can complete its work.

Adopted Ordinances are filed at the office of the County Council, 55 Second Street, Friday Harbor, WA. The ordinance may be inspected and copies obtained 24 hours a day at

the County website at www.sanjuanco.com or at the Council offices during each business day between the hours of 8:30 a.m. and 4:30 p.m. For more information, please contact the Clerk of the County Council at (360) 370-7470.

This notice of adoption serves as the notice of publication required by RCW 36.70A.290(2).
LEGAL NO. 823865
Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

Notice of a San Juan County Council Special Meeting at the Lopez Center for Community and the Arts on Lopez Island Including a Joint Public Hearing with the Planning Commission to Adopt the County's Six Year Transportation Improvement Program (TIP).

Pursuant to RCW 36.81.121 and RCW 36.81.130, and Notice of SEPA Determination of Non-Significance

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public comments on the 2019-2024 Six Year Transportation Improvement Program, pursuant to RCW 36.81.121 and RCW 36.81.130, which requires that each year an updated transportation plan is presented for public comment and review. A public hearing before the County Council is scheduled for Tuesday, October 9, 2018.

The joint Planning Commission/County Council hearing will begin at or after 10:30 a.m., Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road. Interested parties are encouraged to attend and submit oral comments or to provide written comments at or prior to the hearing. To allow for distribution to Planning Commissioners and Council members, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Wednesday, September 19, 2018. If written comments will be submitted at the hearing, please provide 20 copies.

On October 9, 2018, the County Council will discuss and take public testimony on the Six Year Transportation Improvement Program in the County Council Chambers, 55 Second Street, Friday Harbor. The hearing will begin at 9:15 a.m. Interested parties are encouraged to attend the hearing and submit written or oral comments. To allow for distribution to Council member, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Friday, October 5. If written comments will be submitted at the hearing, please provide 5 copies. The Council will continue the

hearing to October 23 at 9:15 a.m. to make a decision on adopting the Program.
State Environmental Policy Act (SEPA) Review. An Environmental Checklist for the Six Year Transportation Improvement Program was reviewed. It was determined that adoption of the proposed program will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). Under WAC 197-11-340(2), a Determination of Non-Significance was issued on September 5, 2018. Comments on this determination must be submitted by September 19, 2018.

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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Copies of the Plan, SEPA checklist, SEPA Determination and associated documents are available from the San Juan County Department of Community Development or will be mailed on request. For copies or to submit comments contact Julie Thompson, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250, (360) 370-7588, or juliet@sanjuanco.com. For more information about the TIP, contact Colin Hutmeyer at 370-0514 or colinh@sanjuanco.com.

LEGAL NO. SJ823910
Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF A SAN JUAN COUNTY COUNCIL SPECIAL MEETING AT THE LOPEZ CENTER FOR COMMUNITY AND THE ARTS ON LOPEZ ISLAND INCLUDING A JOINT PUBLIC HEARING WITH THE PLANNING COMMISSION TO HEAR TESTIMONY ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN, ADOPTION OF A LOPEZ VILLAGE SUBAREA PLAN, AND LOPEZ VILLAGE DEVELOPMENT REGULATIONS AND STANDARDS.

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public testimony on proposed amendments to the San Juan County Comprehensive Plan. The County proposes to amend San Juan County Comprehensive Plan Section 5, 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



San Juan County Community Development & Planning

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

REQUEST FOR REVIEW

Revision to DNS MAT10 20180469

Non Project Action
 Applicable Name and File #:

*Amendments to SJC Comprehensive Plan
 SJC Lopez Village Subarea Plan
 and Development Regulations*

DATE: 9/5/18

Please review the application materials and return written comments to WSP Comments by September 19, 2018
 If you request additional information or materials from the applicant, please notify SJC Community Development & Planning in writing.

State Agencies	
<input type="checkbox"/>	Dept. of Archaeology
<input type="checkbox"/>	Dept. of Agriculture – Kelly McLain
<input checked="" type="checkbox"/>	Dept. of Commerce
<input checked="" type="checkbox"/>	Dept. of Ecology/SEPA
<input checked="" type="checkbox"/>	Dept. of Ecology/Shoreline – Chad Yunge
<input type="checkbox"/>	Dept. of Ecology/Shoreline – Doug Gresham
<input checked="" type="checkbox"/>	Dept. of Fish and Wildlife – Bob Warinner
<input checked="" type="checkbox"/>	Dept. of Fish and Wildlife - SEPA
<input type="checkbox"/>	Dept. of Health – Kelly Cooper
<input type="checkbox"/>	Dept. of Health - Shellfish
<input checked="" type="checkbox"/>	Dept. of Natural Resources – SEPA
<input checked="" type="checkbox"/>	Dept. of Natural Resources – NW Region
<input checked="" type="checkbox"/>	Dept. of Social & Health Services –Terri Sinclair-Olson
<input type="checkbox"/>	Dept. of Transportation Env Svcs – Roland Storme
<input checked="" type="checkbox"/>	Dept. of Transportation – Ferries – Robert Price
<input type="checkbox"/>	Energy Facility Site Evaluation Council–Stephen Posner
<input type="checkbox"/>	Interagency Committee on Outdoor Recreation
<input checked="" type="checkbox"/>	Parks and Recreation Commission
<input type="checkbox"/>	Puget Sound Partnership
<input type="checkbox"/>	UW-Friday Harbor Labs, Director
<input type="checkbox"/>	UW-Real Estate Office, Property Rights Manager
<input type="checkbox"/>	Washington State Parks NW Region
Tribal Agencies	
<input checked="" type="checkbox"/>	Lummi Historic Preservation Office
<input checked="" type="checkbox"/>	Lummi Natural Resources – Alan Chapman (Shoreline)
<input checked="" type="checkbox"/>	Samish Indian Nation – Jackie Ferry
<input checked="" type="checkbox"/>	Swinomish Tribal Commission – Tim Hyatt
<input checked="" type="checkbox"/>	Tulalip, Natural Resources
County Agencies	
<input checked="" type="checkbox"/>	San Juan County Council
<input checked="" type="checkbox"/>	San Juan County Planning Commission
<input checked="" type="checkbox"/>	San Juan County Prosecutor – Amy Vira
<input type="checkbox"/>	San Juan County Assessor
<input type="checkbox"/>	San Juan County Community Development & Planning
<input type="checkbox"/>	Chief Building Official – Fred Schaller

County Agencies (Cont.)	
<input type="checkbox"/>	San Juan County Engineer – Jeff Sharp
<input type="checkbox"/>	San Juan County Health Dept – Kyle Dodd
<input type="checkbox"/>	San Juan County Parks Dept – Dona Wuthnow
<input type="checkbox"/>	San Juan County Dept of Emergency Management
<input type="checkbox"/>	San Juan County Fire Marshal – Richard Meyers
<input checked="" type="checkbox"/>	<i>Pub Works Shannon Wilber</i>
<input type="checkbox"/>	Fire Districts (Indicate: #2, #3, #4, or all)
<input checked="" type="checkbox"/>	<i>Pub Works: Colin Henderson</i>
Town, Utilities, & Utility Districts	
<input type="checkbox"/>	Town of Friday Harbor – Mike Bertrand
<input type="checkbox"/>	Eastsound Sewer District
<input type="checkbox"/>	Eastsound Water Users
<input checked="" type="checkbox"/>	Fisherman Bay Sewer District
<input checked="" type="checkbox"/>	Fisherman Bay Water Association
<input type="checkbox"/>	Washington Water Service Company
<input checked="" type="checkbox"/>	OPALCO
<input checked="" type="checkbox"/>	CenturyLink
Schools and Libraries	
School District:	<u>Lopez</u> Orcas San Juan Shaw
Libraries:	<u>Lopez</u> Orcas San Juan Shaw
Other	
<input type="checkbox"/>	San Juan Conservation District
<input type="checkbox"/>	SJC Noxious Weed Control Board
<input type="checkbox"/>	San Juan County Parks Board – Dona Wuthnow
<input type="checkbox"/>	Eastsound Planning Review Committee
<input type="checkbox"/>	Deer Harbor Plan Review Committee
<input checked="" type="checkbox"/>	Lopez Village Plan Committee

Distribution completed by:

Synda Greensey

Date:

9/5/18



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 (DNS)
Ecology Material ID 201804469 Issued 8/14/18
Revised to Extend Comment Period to September 19, 2018

Revised DNS: San Juan County issued the referenced SEPA Determination of Nonsignificance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

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.

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 14, 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 SJC Department of Community Development, 135 Rhone Street, in Friday Harbor.

Comments on this determination must be submitted by **September 19, 2018** to Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

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

Date: September 5, 2018

SAN JUAN COUNTY PUBLIC NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services, in programs or activities or employment opportunities and benefits. Direct inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.

DETERMINATION OF NON-SIGNIFICANCE (DNS) Eology Material ID 201804469 Issued 8/14/18

Revised to Extend Comment Period to September 19, 2018. Revised DNS: San Juan County issued the referenced SEPA Determination of Non-significance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

Proposal: This is a nonproject proposal. San Juan County proposes to amend San Juan County Comprehensive Plan Section 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.

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 Non-significance was issued on August 14, 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 SJC Department of Community Development, 135 Rhone Street, in Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the email subject line: Lopez Village Plan SEPA. For more information, please contact Linda Kuller at the DCD office or (360) 370-7572 or ldak@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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days. Responsible Official: Erika Shook, AICP, Director Department of Community Development (360) 378-2354 Erika Shook Date: September 5, 2018 LEGAL NO. SJ823872 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF ADOPTION OF ORDINANCES

PLEASE TAKE NOTICE that on August 21, 2018 the San Juan County Council enacted the following ordinance:

Ordinance 20-2018: Regarding County Fair Board Amending SJCC 2.40.040. Summary: The Ordinance establishes a temporary Fair Board position to fill in if there are lengthy vacancies on the Board. The amendment will help ensure that the Board can complete its work. Adopted Ordinances are filed at the office of the County Clerk, 55 Second Street, Friday Harbor, WA. The ordinance may be inspected and copies obtained 24 hours a day at the County website at www.sanjuanco.com or at the Council offices during each business day between the hours of 8:30 a.m. and 4:30 p.m. For more information, please contact the Clerk of the County Council at (360) 370-7470.

This notice of adoption serves as the notice of publication required by RCW 36.70A.290(2). LEGAL NO. 823866 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

Notice of a San Juan County Council Special Meeting at the Lopez Center for Community and the Arts on Lopez Island including a Joint Public Hearing with the Planning Commission to Adopt the County's Six Year Transportation Improvement Program (TIP), Pursuant to RCW 36.81.121 and RCW 36.81.130; and Notice of SEPA Determination of Non-Significance

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public comments on the 2019-2024 Six Year Transportation Improvement Program, pursuant to RCW 36.81.121 and RCW 36.81.130, which requires that each year an updated transportation plan is presented for public comment and review. A public hearing before the County Council is scheduled for Tuesday, October 9, 2018.

The joint Planning Commission/County Council hearing will begin at or after 10:30 a.m., Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road. Interested parties are encouraged to attend and submit oral comments or to provide written comments at or prior to the hearing. To allow for distribution to Planning Commissioners and Council members, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Wednesday, September 19, 2018. If written comments will be submitted at the hearing, please provide 20 copies.

On October 9, 2018, the County Council will discuss and take public testimony on the Six Year Transportation Improvement Program in the County Council Chambers, 55 Second Street, Friday Harbor. The hearing will begin at 9:15 a.m. interested parties are encouraged to attend the hearing and submit written or oral comments. To allow for distribution to Council member, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Friday, October 5, if written comments will be submitted at the hearing, please provide 5 copies. The Council will continue the hearing to October 23 at 9:15 a.m. to make a decision on adopting the Program. State Environmental Policy Act (SEPA) Review. An Environmental Checklist for the Six Year Transportation Improvement Program was reviewed. It was determined that adoption of the proposed program will not

have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). Under WAC 197-11-340(2), a Determination of Non-Significance was issued on September 5, 2018. Comments on this determination must be submitted by September 19, 2018. 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days. Copies of the Plan, SEPA checklist, SEPA Determination and associated documents are available from the San Juan County Department of Community Development or will be mailed on request. For copies or to submit comments contact Julie Thompson, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250, (360) 370-7588, or juliet@sanjuanco.com. For more information about the TIP, contact Colin Hunter at 370-0514 or colinh@sanjuanco.com. LEGAL NO. SJ823911 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF A SAN JUAN COUNTY COUNCIL SPECIAL MEETING AT THE LOPEZ CENTER FOR COMMUNITY AND THE ARTS ON LOPEZ ISLAND INCLUDING A JOINT PUBLIC HEARING WITH THE PLANNING COMMISSION TO HEAR TESTIMONY ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN, ADOPTION OF A LOPEZ VILLAGE SUBAREA PLAN, AND LOPEZ VILLAGE DEVELOPMENT REGULATIONS AND STANDARDS

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public testimony on proposed amendments to the San Juan County Comprehensive Plan. The County proposes to amend San Juan County Comprehensive Plan Section 2, 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. The proposals apply within the Lopez Village Urban Growth Area.

The hearing will begin at or after 10:30 a.m. Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road, Lopez Island WA. Interested parties are encouraged to attend the hearing, and submit written or oral comments regarding the proposal. 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 DNS & checklist, and other project documents are available on project website at <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. They may also be viewed at the SJC Department of Community Development (DCD), 135 Rhone Street, in Friday Harbor. How to Comment: The official comment period is Wednesday, September 5, 2018 through Friday, September 21, 2018, unless the County Council extends the comment period. Written comments about particular changes should refer to the page and line numbers on the amendments proposed in the staff report.

Written comments submitted prior to 12:00 p.m. on September 20, 2018 will be copied for the County Council and Planning Commission unless they wish to review comments online. Please comment:

- Via Mail: Before the public hearing, mail written comments to Linda Kuller, Department of Community Development PO Box 947 Friday Harbor, WA 98250, or deliver them to the DCD office at 135 Rhone Street, Friday Harbor during business hours.
 - Via Email: Email comments to LVSPComments@sanjuanco.com. Title of subject line: Lopez Village Plan from (your last name or agency name). For the record, include your full address.
 - Via Oral Testimony: You may provide comments on the proposals at the public hearing. Copies: Please provide fifteen (15) copies of written comments if you submit them to DCD after 12:00 p.m. on September 20, 2018, or if you distribute written comments at the hearing.
- For questions, please contact Linda Kuller at (360) 370-7580 or ldak@sanjuanco.com. LEGAL NO. SJ823603 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF LAND BANK COMMISSION PUBLIC HEARING

PROPOSED 2019 EXPENDITURE AND ACQUISITION PLAN

The San Juan County Land Bank Commission will hold a Public Hearing on Friday, September 21, 2018 at 2:15 am to consider the Proposed 2019 Expenditure and Acquisition Plan which includes the Management Plan for the Mt. Grant Preserve. Public testimony will be heard. The 9:15 am Public Hearing will take place at the Mullis Community Senior Center Craft Room, 589 Nash St. Friday Harbor, WA 98250. Copies of the draft Plan and Budget are available upon request from the Land Bank office beginning on Tuesday, September 11, 2018 (378-4402), 328 Calnes Street, Friday Harbor or online at the Land Bank website <http://slclandbank.org/financial-information>. Anyone desiring to comment in writing on the draft Plan should submit a statement to the Land Bank office in person, by U.S. postal mail at 350 Court St. #6, Friday Harbor, WA, 98250 or by email at slclandbank@slclandbank.org no later than 12:00 noon, September 19, 2018. Judy Cumming San Juan County Land Bank 350 Court Street #6 Friday Harbor, WA 98250 LEGAL NO. SJ824419 Published: The Journal of the San Juan Islands, The Islands' Sounder, September 5, 12, 19, 2018.

SAN JUAN COUNTY NOTICE OF PUBLIC HEARING ON A RESOLUTION TO SELL BEAVERTON VALLEY (SAN JUAN ISLAND) PROPERTY PARCEL

NOTICE IS HEREBY GIVEN that San Juan County intends to sell a portion of the southeast corner of parcel # 351044001000, also known as the Beaverton Valley Property, and that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a Resolution to determine whether the property should be sold by direct sale or public sale by oral or sealed bid as provided in SJCC 2.104. The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Monday, September 17, 2018 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice. At the hearing, members of the pub-

SAN JUAN COUNTY PUBLIC NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services, in programs or activities or employment opportunities and benefits. Direct inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6386.

DETERMINATION OF NON-SIGNIFICANCE (DNS) Ecology Material ID 201804489 Issued 8/14/18

Revised to Extend Comment Period to September 19, 2018. Revised DNS: San Juan County issued the referenced SEPA Determination of Non-significance on August 14, 2018. The notice failed to publish. The original comment period is extended to September 19, 2018.

Proposal: This is a nonproject proposal. San Juan County proposes to amend San Juan County Comprehensive Plan Section 9, 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.

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:

- 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 Villages 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 regulations 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 187-11-340(2), a Determination of Non-significance was issued on August 14, 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 documents are available on project website at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. They may also be viewed at the SJC Department of Community Development, 135 Rhone Street, in Friday Harbor. Comments on this determination must be submitted by September 19, 2018 to Linda Kuller, AICP, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or LVSPComments@sanjuanco.com with the Email subject line: Lopez Village Plan SEPA. For more information, please contact Linda Kuller at the DCD office or (360) 370-7572 or ldak@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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days. Responsible Official: Erika Shook, AICP, Director Department of Community Development (360) 378-2354 Erika Shook Date: September 5, 2018 LEGAL NO. SJ823872 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF ADOPTION OF ORDINANCES

PLEASE TAKE NOTICE that on August 21, 2018 the San Juan County Council enacted the following ordinance:

Ordinance 20-2018: Regarding County Fair Board Amending SJCC 2.40.040. Summary: The Ordinance establishes a temporary Fair Board position to fill in if there are lengthy vacancies on the Board. The amendment will help ensure that the Board can complete its work. Adopted Ordinances are filed at the office of the County Council, 55 Second Street, Friday Harbor, WA. The ordinance may be inspected and copies obtained 24 hours a day at the County website at www.sanjuanco.com or at the Council offices during each business day between the hours of 8:30 a.m. and 4:30 p.m. For more information, please contact the Clerk of the County Council at (360) 370-7470.

This notice of adoption serves as the notice of publication required by RCW 36.70A.290(2). LEGAL NO. 823866 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

Notice of a San Juan County Council Special Meeting at the Lopez Center for Community and the Arts on Lopez Island Including a Joint Public Hearing with the Planning Commission to Adopt the County's Six Year Transportation Improvement Program (TIP), Pursuant to RCW 36.81.121 and RCW 36.81.130; and Notice of SEPA Determination of Non-Significance

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public comments on the 2019-2024 Six Year Transportation Improvement Program, pursuant to RCW 36.81.121 and RCW 36.81.130, which requires that each year an updated transportation plan is presented for public comment and review. A public hearing before the County Council is scheduled for Tuesday, October 9, 2018.

The joint Planning Commission/County Council hearing will begin at or after 10:30 a.m., Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road. Interested parties are encouraged to attend and submit oral comments or to provide written comments at or prior to the hearing. To allow for distribution to Planning Commissioners and Council members, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Wednesday, September 19, 2018. If written comments will be submitted at the hearing, please provide 20 copies.

On October 9, 2018, the County Council will discuss and take public testimony on the Six Year Transportation Improvement Program in the County Council Chambers, 55 Second Street, Friday Harbor. The hearing will begin at 9:15 a.m. Interested parties are encouraged to attend the hearing and submit written or oral comments. To allow for distribution to Council member, written comments submitted prior to the hearing should be received by the Clerk's office by 4:30 p.m. Friday, October 5. If written comments will be submitted at the hearing, please provide 5 copies. The Council will continue the hearing to October 23 at 9:15 a.m. to make a decision on adopting the Program. State Environmental Policy Act (SEPA) Review. An Environmental Checklist for the Six Year Transportation Improvement Program was reviewed. It was determined that adoption of the proposed program will not

have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). Under WAC 197-11-340(2), a Determination of Non-Significance was issued on September 5, 2018. Comments on this determination must be submitted by September 19, 2018. 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 is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Copies of the Plan, SEPA checklist, SEPA Determination and associated documents are available from the San Juan County Department of Community Development or will be mailed on request. For copies or to submit comments contact Julie Thompson, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250, (360) 370-7588, or jlul@sanjuanco.com. For more information about the TIP, contact Colin Huntlor at 370-0514 or colinh@sanjuanco.com. LEGAL NO. SJ823911 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF A SAN JUAN COUNTY COUNCIL SPECIAL MEETING AT THE LOPEZ CENTER FOR COMMUNITY AND THE ARTS ON LOPEZ ISLAND INCLUDING A JOINT PUBLIC HEARING WITH THE PLANNING COMMISSION TO HEAR TESTIMONY ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN, ADOPTION OF A LOPEZ VILLAGE SUBAREA PLAN, AND LOPEZ VILLAGE DEVELOPMENT REGULATIONS AND STANDARDS

The San Juan County Council will hold a special meeting on Lopez Island that will include a joint public hearing with the Planning Commission to receive public testimony on proposed amendments to the San Juan County Comprehensive Plan. The County proposes to amend San Juan County Comprehensive Plan Section 9, 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. The proposals apply within the Lopez Village Urban Growth Area.

The hearing will begin at or after 10:30 a.m. Friday, September 21, 2018 at the Lopez Center for Community and the Arts, 204 Village Road, Lopez Island WA. Interested parties are encouraged to attend the hearing, and submit written or oral comments regarding the proposal. 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 DNS & checklist, and other project documents are available on project website at <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>. They may also be viewed at the SJC Department of Community Development (DCD), 135 Rhone Street, in Friday Harbor. How to Comment: The official comment period is Wednesday, September 5, 2018 through Friday, September 21, 2018, unless the County Council extends the comment period. Written comments about particular changes should refer to the page and line numbers on the amendments proposed in the staff report.

Written comments submitted prior to 12:00 p.m. on September 20, 2018 will be copied for the County Council and Planning Commission unless they wish to review comments online. Please comment.

- Via Mail: Before the public hearing, mail written comments to Linda Kuller, Department of Community Development PO Box 947 Friday Harbor, WA 98250, or deliver them to the DCD office at 135 Rhone Street, Friday Harbor during business hours.
 - Via Email: Email comments to LVSPComments@sanjuanco.com. Title of subject line: Lopez Village Plan from (your last name or agency name). For the record, include your full address.
 - Via Oral Testimony: You may provide comments on the proposals at the public hearing. Copies: Please provide fifteen (15) copies of written comments if you submit them to DCD after 12:00 p.m. on September 20, 2018, or if you distribute written comments at the hearing.
- For questions, please contact Linda Kuller at (360) 370-7580 or LindaK@sanjuanco.com. LEGAL NO. SJ823603 Published: The Journal of the San Juan Islands, The Islands' Sounder September 5, 2018.

NOTICE OF LAND BANK COMMISSION PUBLIC HEARING

PROPOSED 2019 EXPENDITURE AND ACQUISITION PLAN

The San Juan County Land Bank Commission will hold a Public Hearing on Friday, September 21, 2018 at 9:15 am to consider the Proposed 2019 Expenditure and Acquisition Plan which includes the Management Plan for the ML Grant Preserve. Public testimony will be heard. The 9:15 am Public Hearing will take place at the Mullis Community Senior Center Craft Room, 589 Nash St. Friday Harbor, WA 98250. Copies of the draft Plan and Budget are available upon request from the Land Bank office beginning on Tuesday, September 11, 2018 (978-4402), 328 Calnes Street, Friday Harbor or online at the Land Bank website <http://slclandbank.org/financial-information>. Anyone desiring to comment in writing on the draft Plan should submit a statement to the Land Bank office in person, by U.S. postal mail at 350 Court St. #6, Friday Harbor, WA, 98250 or by email at slclandbank@slclandbank.org no later than 12:00 noon, September 19, 2018.

Judy Cumming San Juan County Land Bank 350 Court Street #6 Friday Harbor, WA 98250 LEGAL NO. SJ824419 Published: The Journal of the San Juan Islands, The Islands' Sounder, September 5, 12, 18, 2018.

SAN JUAN COUNTY NOTICE OF PUBLIC HEARING ON A RESOLUTION TO SELL BEAVERTON VALLEY (SAN JUAN ISLAND) PROPERTY PARCEL

NOTICE IS HEREBY GIVEN that San Juan County intends to sell a portion of the southeast corner of parcel # 351044001000, also known as the Beaverton Valley Property, and that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a Resolution to determine whether the property should be sold by direct sale or public sale by oral or sealed bid as provided in SJCC 2.104. The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Monday, September 17, 2018 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice. At the hearing, members of the pub-

Learn about the upcoming housing tax initiative

The public is invited to participate in a Sept. 8 meeting at 10 a.m. in the Deer Harbor Community Club. "Yes for Homes," a county-wide grassroots campaign supporting a ballot initiative in November to create a new Home Fund has organized this meeting.

The campaign has invited San Juan County Affordable Housing Coordinator Ryan Page to present information about how the fund works and how the funds would be used. Members of the Yes

for Homes campaign will be available to answer other questions that may arise. A few years ago the county council tasked a workgroup with developing a strategic action plan to address the growing housing

needs on the islands. That group was made up of stakeholders ranging from housing non-profits to business owners to county staff. One key they found to the solution was to create a dedicated local funding source.

those tax dollars are to be spent.

On May 22, the council voted to move the recommendation of the HBC forward to a vote of the people in November of 2018. Home Fund revenue will come from a one-time tax paid at the time of a real estate sale. This is not an ongoing property tax. These funds will serve very-low, low and moderate-income households and those with special needs. The REET is the only source of funds available after a vote of the people that has the flexibility to serve moderate-income households.

After the council adopted the strategic action plan, they tasked the Housing Bank Commission with developing a recommended local funding source. After months of deliberation, that commission recommended the creation of a county Home Fund, funded by a 0.5 percent Real Estate Excise Tax, along with an Administrative and Financial Plan for how

WORSHIP SERVICES ON ORCAS ISLAND & IN THE SAN JUAN ISLANDS

CHRISTIAN SCIENCE

Sunday Worship 10 am
Wednesday Testimony meeting 7:00 -
Last Wednesday of the month
Orcas Library Meeting Room
376-5873

COMMUNITY CHURCH

Serving Orcas Island For 133 years
Sunday Worship 9:00 am and 10:45am
(Nursery & Kids Sunday School)
5 p.m. Vespers Service, Eucharist.
Weekday programs for all ages.
Info @ www.OrcasChurch.org
Or call Pastors Brian Moss and Ryan Carpenter,
376-6422

In Eastsound on Madrona

EMMANUEL EPISCOPAL

Parish of Orcas Island
The Rev. Berto Gándara
Eastsound (by the water) • 376-2352
SUNDAYS: Holy Eucharist 8 and 10 am
Church School
THURSDAYS: Holy Eucharist 12:15 pm
Misa en español primer sábado de cada mes a las 6 pm

ST. FRANCIS CATHOLIC CHURCH

Orcas - St Francis Church
in Eastsound
Mass 10:30 am Sundays
Lopez - Center Church
Mass 10:30 am Saturdays

TOWN HALL MEETING

**SEPTEMBER 8TH
FROM 3-5PM
BE A PART OF
THE HEALTH
CARE
DISCUSSION**

Please join the Orcas Island Health Care District (OIH-CD) Board of Commissioners as we host our first of two Town Hall style meetings. Share your questions and thoughts on the issues most important to you related to the delivery of primary, acute and after-hours care.

Meeting to be held at Orcas Island Fire & Rescue, Eastsound Firehall

Bring YOUR QUESTIONS & THOUGHTS

The Board wants to hear from YOU

Learn what the Board has been working on since the District was formed in April

Get brief updates from the Board Committees and Work Groups

OIHCD
P.O. Box 226
Eastsound, WA
98245
www.orcashealth.org
Next Town Hall is
9.20.18 at 6 pm

Power line clearing is in progress

OPALCO tree trimming crews are at work throughout San Juan County clearing vegetation from around power lines for safety and to prevent outages this coming winter. This work is part of OPALCO's routine annual line clearance program - also called right of way clearing.

Trees and vegetation in the ROW, in proximity to high-voltage power lines, need to be pruned by expert, highly-insured professional utility tree crews. The long-term approach is to remove most trees growing in the ROW, identify and remove hazardous trees outside of the ROW that could fall into lines - and keep 15 feet to each side of the power line centers clear of vegetation that could impede access for maintenance and repairs. This approach makes the best use of member resources by minimizing the number of times each area needs attention and preventing unnecessary tree-related outages.

Property owners can help themselves and OPALCO by planting trees and vegetation a safe distance away from power lines and equipment; avoiding known problem trees such as willow, pine and alder in favor of sturdier species such as western red cedar; and by cooperating with OPALCO and their tree trimming crews when line clearance work is necessary.

Despite solid prevention and a very reliable system, power outages happen. OPALCO encourages all islanders to be prepared. Check out the Winter Storm Check List on OPALCO's outage center (www.opalco.com/outages) - and explore the options for outage information and updates.

OPALCO posts outage information on its phone system, Facebook, Twitter and online at www.opalco.com/outages. Members can sign up for direct outage updates by phone, text or email on SmartHub. OPALCO's 24/7 off-site call center manages the high-volume of member calls during an outage and populates the new real-time outage map to keep members informed. Members with mobile phones can check the map, Facebook and Twitter for outage information. Those who do not use mobile phones can call into OPALCO's phone system for less-detailed updates - or find an "outage buddy" with a mobile phone to relay information. Questions can be addressed to: communications@opalco.com.



SAN JUAN COUNTY COMPREHENSIVE PLAN UPDATE

Join us for a Lopez Island Community Workshop

Thursday, September 27, 2018 - 6:00 - 7:30 pm
at the Lopez Center for Community and the Arts

Attend to provide input on policy issues that will guide the County through 2036 on:

- Housing
- Land Use
- Transportation
- Water Resources
- Rural Character
- Economic Development



For more information, contact Adam Zack - adamz@sanjuanco.com or (360) 370-7580

Linda Ann Kuller

From: Michael Gerdes <margerdes@yahoo.com>
Sent: Tuesday, September 4, 2018 12:19 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Village Food Trucks

DO NOT BAN FOOD TRUCKS!!!!

We have had a place on Lopez since the 70's and fully enjoy coming up and visiting the Village and partaking in the various food trucks available. The idea of these small and independent businesses being restricted is silly and counter-intuitive to Lopez's small town feel, vibe and friendliness.

If there are concerns over regulation, cleanliness, taxation, etc. handle it another way. If they are banned I know for certain I will be spending less money in the Village.

DO NOT BAN FOOD TRUCKS!!!!

Mike

Adam Zack

From: molly@celticswan.com
Sent: Saturday, August 25, 2018 10:52 AM
To: Lopez Village Subarea Planning Comments
Subject: Food trucks

I just heard that you plan to regulate food trucks out of business in the San JUANs. Bad Idea!! Please rethink this. We need the food trucks here.
sincerely, Molly Swan-Sheeran Lopez Is.

Adam Zack

From: niki becker <iggy8827@gmail.com>
Sent: Friday, August 24, 2018 12:36 PM
To: Lopez Village Subarea Planning Comments
Subject: food trucks

Please do NOT over regulate food trucks: there is no reason to do so. Food trucks and restaurants serve very different purposes. Besides OSHA regulations, there does not need to be political oversight into these businesses. There is no limit as to hours or number of restaurants, so why would there be for food trucks?

Thank you,
Niki
Lopez Resident

Linda Ann Kuller

From: Rhea Miller <turtle@rockisland.com>
Sent: Friday, August 24, 2018 1:03 PM
To: Barbara & Dave Thomas
Cc: Linda Ann Kuller; Jamie Stephens; Eathan Schmit; Annie Albritton; Nancy Greene; Dennis Ryan; LCLT
Subject: Re: Food Trucks in Lopez Village

Hi Barbara—it has come to my attention that you are interested in linking the food trucks to San Juan County via the Lopez Village Plan. The County has no jurisdiction over the Chamber other than budgeting for tourism funds. Should you wish to talk to the Lopez Chamber about this issue, know that I am the Chair of the Lopez Chamber of Commerce. All policy decisions have to be approved by the Board of Directors of the Lopez Chamber. And the Board listens to its members closely. Feel free to write me with any requests for a policy matter regarding the Chamber, and I can put it on our agenda should it seem appropriate. Rhea

On Aug 23, 2018, at 3:37 PM, Barbara Thomas <sftbayfarm@rockisland.com> wrote:

Linda,

I managed to get the attachment sent but I have not managed to send my note with the attachment. So I will try again.

After hearing from food truck investors, owner and merchant in Lopez Village as well as the Planning Commission and the County Counsel, I decided we needed to address this sooner rather than later. I have heard nothing except enthusiastic support for the food trucks we currently have in our Village. I have spoken with Eathan Schmit who is in charge of food safety for Public Health and is familiar with all of the public health requirements for food trucks. I have also spoken with the Lopez Chamber of Commerce who are supporting the food trucks currently in the Village.

After hearing from them, I think Land Use issues are limited to toilets for employees, required by food safety regulations, clean up and disposal of trash, seating if needed, and toilets for the public if seating is provided.

So far the Chamber has supplied this support but they would like to have us consider these items as none of us are sure how many food trucks will become part of our Village future, how much support they will need and where they will be located.

As long as Public Health is monitoring water both clean and waste, we do not have to address these issues. I have limited by suggested check list to those items outside of the trucks themselves.

Have a look and maybe we can get this taken care of.

Barbara

<Mobile food vending units Aug. 2018.docx>

Rhea Miller
turtle@rockisland.com
www.thedeepsong.com

Linda Ann Kuller

From: matthew ward <mabewa@yahoo.com>
Sent: Thursday, August 23, 2018 6:51 PM
To: Lopez Village Subarea Planning Comments
Subject: comment on food truck regulations

As a SJC voter, I just wanted to comment that I feel the restrictions on food trucks are much too strict. Lopez suffers from both a shortage of affordable food and jobs, and these regulations would effectively make it impossible to have a food truck business on the island. I especially find the limitations on number of days to be problematic--it appears to allow only 12 days per year. That would make local food truck businesses impossible. The restrictions should be much, much less severe.

kind regards,

Matthew Ward

Linda Ann Kuller

From: Ann Katzenberger <annkatzenberger@gmail.com>
Sent: Wednesday, August 22, 2018 7:33 PM
To: Lopez Village Subarea Planning Comments
Subject: Support Lopez Food Trucks

It has come to our attention that some members of the community would like to ban or restrict food trucks on Lopez. We are strongly opposed. As long as food trucks meet health department requirements:

- 1) They offer a delicious variety of food.
- 2) They provide jobs in the community - jobs which likely would not be feasible in a year-round brick-and-mortar restaurant.
- 3) They do not involve new construction, helping Lopez keep its rural feel.
- 4) They promote tourism (and I know some people aren't in favor of this, but tourists help support our economy.) Lopez is developing a reputation as a "foodie" island with good restaurants, a brewery, a vineyard, farm stands offering a variety of vegetables, meats, eggs, cheeses and more. Food trucks add to this.
- 5) They are low impact on the environment: no stormwater management, digging trenches for utilities, etc.

Let's support local food trucks, not restrict them.

Sincerely,
Ann Katzenberger & Bill Kimm

Adam Zack

From: alw1180@aol.com
Sent: Wednesday, August 22, 2018 12:51 PM
To: Lopez Village Subarea Planning Comments
Subject: food trucks

I think the food truck are a great thing to have on Lopez. They provide nice affordable lunch meal for many people and even a quick dinner option if you are off to meetings after work. A food truck is much needed at our ferry landing, as we all know there are times we have all been in line much longer than expected!

Adrienne Wiseman

Adam Zack

From: Sunnyfield Farm <sunnyfieldonlopez@gmail.com>
Sent: Tuesday, August 21, 2018 9:07 PM
To: Lopez Village Subarea Planning Comments
Subject: food truck

I'm not exactly sure of the details but i hear the recent up-surge in food trucks has come under question.

I really enjoy eating, and would like more diversity on this island. The food truck i am thinking of is Jennifer and Victor's Taco-about truck and i think they are stellar. I would like you to do what ever is needed to make sure they can sell tacos to whoever wants them, whenever they want them. What ever current regs say, if it ends up that they cannot vend, say next to Isabels, then something needs to be changed so they can.

I run a goat dairy on this island and want to go out to eat sometimes, some place affordable besides the Galley!

Andre

Adam Zack

From: Samantha Olson <s_olson18@hotmail.com>
Sent: Tuesday, August 21, 2018 8:53 PM
To: Lopez Village Subarea Planning Comments
Subject: Food trucks

To whom it may concern,

I am a fairly new resident here on the island, 3 years this month. I love this island for the charm and the community. I also love this island for its entrepreneurial spirit. And the support of all the small businesses here. I recently became a partner of a small business here and it's been amazing. My office is at the end of the building where Poutine sets up and across the street from where the taco truck sets up. They don't cause a ruckus, crowds don't get too big. But it sure smells amazing! Also, having people visit them brings more business to us at WadeCo.

Having said that I feel like we should be supporting the food trucks as they are small businesses and they are offering more options here on the island.

Having lived here for 3 years we don't go out to eat a whole lot because 1) the same choices get old 2) service is lacking to say the least and last but not least 3) one dinner out for a family of 3 is extremely costly.

I have gone to both the taco truck and poutine. Both offer great food, great service, and fantastic pricing.

I feel the entrepreneurial spirit should be praised on this island. We should be supporting these local, small, businesses. That people who live here year round have options. That anyone has the option to choose better service and pricing and better food.

I'm writing to ask you to please allow food trucks to operate year round on our island so that people have choice. So that we can support all small business. And we can continue the Lopezian way. Because what makes

one small business better than another? I feel these trucks are only an added benefit and the wording needs to be changed.

Thank you!

Samantha J. Olson

Sent from my iPhone

Adam Zack

From: david.mauro@ubs.com
Sent: Saturday, August 18, 2018 9:12 AM
To: Lopez Village Subarea Planning Comments
Subject: in support of four d trucks
Attachments: Legal Disclaimer.txt

Dear Sirs,

i have owned a beach cabin at 201 Mud Bay Dock Road for the last 25 years. I care about Lopez Island and the experience of both residents and visitors. i wish to voice my support of food trucks to operate on Lopez as they bring a fresh alternative to the established restaurants. There are some who would ban the food trucks to protect the islands existing restaurants, which would also excuse them from the kind of competition that drives improved offerings and lower prices. In short, banning food trucks is good for restaurant owners, but bad for everyone else.

Thank you for your time.

Sincerely,

Dave Mauro.

Adam Zack

From: Kate <greatscott@rockisland.com>
Sent: Saturday, August 18, 2018 1:19 AM
To: Lopez Village Subarea Planning Comments
Subject: Lopez mobile food vendors.

Dear Lopez Village Planners,

Regarding limiting the mobile vendors days of doing business in the village, I would like to express my opposition to the limits, and my support for the vendors.

Almost all of the restaurants on Lopez Island close for the winter, leaving only one or two places for us year-rounders to eat. Even if the restaurants stayed open year round, not everyone can afford a sit down restaurant meal very often. A few bucks at a vendor's taco truck is much more doable for many.

Throw in people who work and have lunch hour time constraints, and it's even more beneficial to allow the food vendors, without being a detriment to local restaurants.

Many folks rarely have time to spend in restaurants for meals - but they could easily run by a mobile food vendor to quickly pick something up for lunch.

Placing time limit restrictions on the vendors with food trucks does a disservice to both local entrepreneurs and local workers who would patronize them and who are unlikely to patronize a sit down restaurant on their limited time schedules anyway.

Thank you for your consideration,
Kate Scott
1470 Chennel Road
Lopez Island, WA.

Linda Ann Kuller

From: Randall Wilburn <rbw@gwtlaw.com>
Sent: Friday, August 17, 2018 7:45 AM
To: Lopez Village Subarea Planning Comments
Subject: Comments for August 17, 2018 Joint Meeting of the San Juan County Planning Commission with County Council

Dear Commissioners and Councilmembers:

I apologize for not being able to address my comments to you in person. I have to commute a significantly long distance for work, and I will not be able to attend your meeting on August 17.

The Lopez Village Planning and Review Committee (LVPRC), a committee that is determining property rights for the landowners within the Urban Growth Area (UGA), is made up of members who do not own property within the UGA and includes only one member who resides within the UGA. That fact in itself calls into question the validity of any recommendation from the LVPRC. Due to the lack of representatives from the commercial, institutional, and residential owners within the UGA, neither the Planning Commission nor County Council can infer that the draft Subarea Plan represents the wishes and desires of the property owners.

The draft Subarea Plan lacks rigor. The LVPRC provided minimal information and arguments in an effort to make their claims plausible but did not validate their claims with the property owners. Moreover, the recommendations that the LVPRC did include in the draft Subarea Plan lack breadth and depth. Lacking breadth in that the draft Subarea Plan fails to include multiple alternatives to issues. Lacking depth in that the recommendations are given superficial or cursory basis for the chosen recommendations. The LVPRC simply failed to provide any legitimate basis for many of the recommendations. Moreover, in the public meetings that I attended, the LVPRC summarily dismissed recommendations and requests from the public for revisions to the plan.

As an example of a provision that lacks a legitimate basis, please look at the "Mobile Food Vending Unit" provision on page 42 of the proposed Development Regulations. The prospect of starting a local business has become more daunting in recent years.

Restaurants can present a particular dilemma, which can require an immense investment of money and time. Leasing a location, making renovations, buying equipment, and staffing are all prerequisites to starting a restaurant. To counter the high cost involved in opening a restaurant, many local business owners are rolling with the times and starting with food trucks. The major benefits of this type of business include affordability, as less equipment is necessary, and mobility, which allows the restaurant to go directly to its customers. As long as a food truck has the necessary food service permits and permission of the property owner for parking the truck, why does San Juan County want to limit these business opportunities? It simply doesn't make sense.

As an example of the LVPRC's dismissal of recommendations, I point you to the proposed Tree Planting Plan on page 26 of the draft Subarea Plan (page 36 of the pdf file). As you can see, the LVPRC has proposed planting Paper Birch trees on the east side of Fisherman Bay Road. Paper Birch trees grow as high as 60 feet tall and 35 feet wide, adding as much as 2 feet per year. My wife and I both pointed out that these trees would block our view of the water, which according to the draft plan is a valuable visual resource. We also pointed out that the deed and subdivision restrictions on our property preclude the planting of trees that may grow higher than 18 feet to protect our and our neighbors' views. We alerted the LVPRC of page 19 of the draft Subarea Plan, which states in very specific terms that the plan should protect the viewsheds along the east side of Fisherman Bay Road. Finally, we also noted that county right-of-way lacks any space for the planting of large trees, especially in light of the fact that the Sewer District's main line, the OPALCO power line, the Rock Island fiber optic cable, as well as the county drainage ditch are located on the east side of Fisherman Bay Road. Yet, despite all of these obvious issues, the Tree Planting Plan remains unchanged.

The planning process that the LVPRC followed failed to include any significant public input. Yes, there is a long list of "public meetings" that were held. These meetings were held simply to meet a regulatory requirement. More important, these meetings were held at times when people who work could not attend. To be a true public meeting, the meetings must be held at a time that is most convenient for the community, not for the county staff. This simply was not done.

During your last joint meeting, I heard one member ask whether the owners support the change in zoning from commercial to residential. After talking to many of the owners within the UGA, I assure you that we do not. For my wife and I, we

purchased our property at 1823 Fisherman Bay Road in part because of the existing Village Commercial designation as well as the existing subdivision and deed restrictions that allow commercial development on the western half of our property. A change in use would be an unconstitutional taking, and we oppose this proposed change.

From my discussions with owners, we would support designating the entire UGA as Village Mixed Use. There are numerous economic benefits to adopting planning strategies, land use practices, and regulations that foster mixed-use development. Studies show a clear connection between walkable environments and the economic viability of a town. Mixed-use development promotes a walkable built environment, increases private investment, leads to higher property values, promotes our main industry - tourism, and supports the development of a good business climate. Traditional zoning practices of residential or commercial require costly and redundant municipal infrastructure to function while furthering dependence on non-renewable energy sources.

Please understand that we do not believe the members of the LVPRC had any ill intent toward anyone. Like you, these volunteers are working for the betterment of our community. Volunteer work is critical to our island. It is safe to say that most (if not all) of you volunteered for your position because you truly care about our community and want to make a difference. We simply believe that the membership did not include a diverse representation of the goals of the property owners within the UGA. I think the current members were focused on one or two of the 14 goals that must be balanced as part of the UGA process as outlined by the Growth Management Act.

Please contact me with any questions.

Thanking you in advance,

Randy Wilburn
Karen Wilburn

Linda Ann Kuller

From: Walton Andrews <waltonandrews@gmail.com>
Sent: Thursday, August 16, 2018 10:34 PM
To: Lopez Village Subarea Planning Comments
Subject: Re: Lopez Village Subarea Plan, Pg. 42, Lines 10-13

Dear Lopez Village Planning Review Committee Members,

I appreciate very much what you all do for the village and the island. Thank you for for your hard work and careful considerations. I really appreciate how you all go about the good work that you do.

I have a concern about page 42, lines 10-13 in the proposed code with regard to mobile food vending units. I am concerned that the time constraint on mobile food vending units is too narrow and that any unsatisfied responsibility of mobile food vending units relating to parking and restrooms, etc. may be covered through the permitting process.

Revenue for mobile food vending units largely comes from routine sales rather than special events. Mobile food vending units can provide significant cultural assets to communities, and Lopez Island can stand to benefit greatly from increased access to ethnic food of course within growth limit constraints in the village which come up for periodic review. Access to low-overhead enterprises is important and compatible with growth goals in the village and our local economy. It is important that we have access to business opportunities from many economic tiers.

I suggest that Pg. 42, Lines 10-13 be amended to reflect and maintain current year-round mobile food vending unit sales in the village while including an update for compensation to Lopez Village for parking, restrooms, etc. in the permitting fees.

Thank you all so much for working so hard on the draft. I know you all have the best for the village and the island at heart and in mind. I hope this email finds you all well.

Best,

Walton Andrews

Linda Ann Kuller

From: Grace Zoerb <cambodiagrace@gmail.com>
Sent: Thursday, August 16, 2018 9:32 PM
To: Lopez Village Subarea Planning Comments
Subject: Food truck rumors

Hello,

My name is Grace Zoerb I have lived on Lopez Island my whole life (I am 17). I've heard rumors of the food truck discard and though I am young, I have a voice and I chose to use it, whether or not the rumors are true. During my life of living on Lopez I have deeply enjoyed the food trucks and the people who run them. I've sat and chatted with them both and they mean no harm, they are simply good Lopez people. They have invested into their small business and they have told me personally that they pay the same taxes as the other restaurants. I may not understand why getting rid of the two food trucks is what you want (or not) but I know that they put a lot of commitment into their businesses especially when they run it themselves. I care about them and their businesses. I do not want to say goodbye to them going away due to shutting down their business. They give a great Lopez feeling and are kind people who mean no harm. It would hurt the people of Lopez's hearts to see their small businesses gone, along with their investments. I apologize if this email sounds cliché or a "this 17 year old doesn't understand anything" type of email. I hope you see that I as the youth of Lopez care.

A kind thank you for opening your ears to my opinion.
Grace Zoerb

Linda Ann Kuller

From: julie bottjen <julabott@gmail.com>
Sent: Thursday, August 16, 2018 9:13 PM
To: Lopez Village Subarea Planning Comments
Subject: Re: Lopez Village Subarea Plan, Development Regulations Draft, 18.30.XXX.A (pg 42, lines 10-13)

Dear Lopez Village Planning Committee,

First, thank you so much for the countless hours of research, considerations, and drafting you have invested for the well being of our beloved Lopez Village. I appreciate the care you are taking for the benefit of our residents, now and in the future.

I am writing with regard to the LVSP Development Regulations Draft, 18.30.XXX.A (pg 42, lines 10-13), with concern for the allowance of local mobile food services to be able to serve year round, without constrictions on number of days they can serve. My understanding is that, regarding mobile food services, the issue with their presence in our village is their disproportionately light share in responsibilities for parking and sewer, etc. I feel these responsibilities can be determined and met in other ways, such as a reasonable permit fee or such.

As I understand, permit restrictions limit food vendors to selling only within the village, and then, only a few places meet the spacial requirements of the Draft (18.30.XXX.C-D) for setting up. I believe the spacial restrictions alone will limit the impacts of mobile food services in our village. Restricting the number of days they can sell is unnecessary and risks rendering local mobile food service unviable.

I'd like to encourage the committee to consider the interest among our community in fostering a culture that welcomes innovative local businesses as these are the ones who invest and reinvest in our community. I also invite the committee to consider our village's need for more diversity in our food options. Mobile food services can provide a rich diversity that nourishes our community in many ways. Finally, many Lopezians work busy days and need a quick bite for lunch. The village has extremely limited options for quick meals, and mobile food services can provide that help to our local working people.

Please consider doing away with the limitations on days mobile food services can sell, meeting all other spatial considerations, perhaps finding alternative ways to help them share the responsibilities that other village business owners face.

Thank you for your time,
Julie Bottjen

Linda Ann Kuller

From: Katy Hill <krd.hill@gmail.com>
Sent: Thursday, August 16, 2018 7:55 PM
To: Lopez Village Subarea Planning Comments
Subject: We support Food Trucks on Lopez!

Hello,

I am writing in reference to page 42 of the current proposal and it's wording that intends to limit the days a food truck can operate.

As a young, working-class family that has just moved to Lopez, I am in full support of food trucks operating on an unlimited basis. Food trucks offer my family a faster, less expensive eating out option. Having a toddler means that sitting down at a restaurant is sometimes not feasible due to having to make it home for naps. I love being able to go to the Village and have a lighter, quicker option for lunch available to us. Otherwise we would most likely just stay at home, and not going to The Village at all, thus not giving other shops our business as well. It has been great this past month going to get either tacos or poutine, and making connections with our neighbors/shop local while we wait for our food.

I don't feel like food trucks take away business from nearby restaurants. Most of the time they are fulfilling a different need. Personally my family still makes the rounds each week to Bucky's, Haven, and The Galley for dinner. The more food, the better!

In conclusion, we'd love to have this option in our community without a cap on where or when they operate.

Thank you,
Katy Hill

Linda Ann Kuller

From: Wonder Woman <lopezwonderwoman@gmail.com>
Sent: Thursday, August 16, 2018 4:15 PM
To: Lopez Village Subarea Planning Comments

Who is lopez? The people that go out and start business' and grow! From the ground up, we support each other and serve the community with our products from food trucks - ice cream wagons- lemonade stands- fish wagons- restaurants etc. I cannot believe that anyone would want to stop someone that wants a food truck in the village or anywhere else- its unconsiable! - I wish people would stop trying to change lopez but instead , let it change them. I love the idea of food trucks in the village. People stop and talk and tell each other about other places to visit in the village and just have a great time being part of the village. It gives people a different choice of foods and fun. Please don't let the removal of small food trucks be on the lopez village experience menu!!!
Thank you, Lynda sellers

Adam Zack

From: Jennifer Buckallew <jen@poutineyourmouth.com>
Sent: Thursday, August 16, 2018 1:07 PM
To: Lopez Village Subarea Planning Comments
Subject: Public Comment - Food Trucks Lopez Draft Plan

Hello,

My name is Jennifer Buckallew, co-owner of Poutine Your Mouth Food Truck. My partner Ted Warner and I moved to Lopez with our three young children and relocated our business this year. We close on our house this week and are registered voters. We moved to Lopez because it is a wonderful place to raise a family, and we are excited to contribute and be a part of the community. We also love the local, organic food and are working to source the majority of our ingredients locally. Currently we operate our food truck for lunch Tuesdays and Wednesdays in the village on private property, with an agreement from the landlord.

The new draft Development regs for Lopez Village on page 42 show a limited number of days and events that a food truck can operate. We request no restrictions on the number of days that food trucks can operate within the Lopez Village and Urban Growth area as long as that is on private property. Should a food truck want to operate on a public street we suggest the county require an additional license to do so.

Second, we request there be no permission needed from another business, restaurant or otherwise to operate in proximity. The verbiage that requires permission from another restaurant if that restaurant is within 50 feet should not be required.

Furthermore we request that food trucks be allowed to vend anywhere on Lopez Island with the approval of the land owner. There are many benefits to allowing trucks to operate even in a business park type area to serve workers (for example), for lunch. Food trucks are fully licensed mobile restaurants. They offer variety, options, including speed, convenience, and in many cases a more affordable meal. We pay the same taxes as other businesses, except we are required to abide by even more regulations and obtain additional licensing. Food trucks have the same profit margins as a restaurant 3-6%. Operating a food truck is actually quite complex, and due to the mobile nature it is even more difficult for a food truck to be successful. Over 60% of food trucks fail in the first year. On Lopez we need more food options that are affordable. Food trucks fill this need.

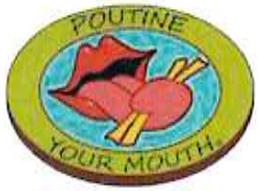
Creating a vibrant community in the village seems to be a priority as we look toward the future, and according to the draft plan I believe this is addressed. Mobile restaurants help to fill a need and contribute to the feel and experience in a town, and add that extra vibrance filling in gaps in the market.

Thank you for your time and consideration.

https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03_LV_Dev_Regs

All the best,

Jennifer Buckallew
jen@poutineyourmouth.com
801-859-6400



Linda Ann Kuller

From: Adam Zack
Sent: Thursday, August 16, 2018 11:46 AM
To: Linda Ann Kuller
Subject: The non-foodtruck comment

Hi Linda,

The one non-foodtruck comment came from Barbara Keller. She provided a list of subjects (included below) that she felt the plan doesn't address. Many of the issues are not solely applicable to the UGA but rather, seem like commentary on the relationship between UGA and the rest of Lopez Island. Here's Barbara's list:

- The loss of farm and forest land as growth is pushed to planning limits and then later beyond current limits.
- Room for an aging population as disability requires them to move closer to services
- The need to provide alternative transportation.
- The increased cost of housing due to its limitation both inside the Village and on acreage required in other areas
- The social and cultural consequences that more expensive housing being owned to a larger extent than even now by seasonal/weekend residents. Considerations like support of local institutions, buy-in to local customs, "friendliness" and security etc.
- Climate change impacting current habited areas whose residents will need to move somewhere
- The provision of more roads and longer utility runs as population growth is forced out of the Village
- The eventual calls for alternative commercial cores as population distribution shifts and land for commercial growth in the Village is limited.
- Potential for more pollution from road runoff more diffuse transportation and from the use of septic systems pushed to design limits on non-perk lots
- The inability for more people to access social networks and services due to distance

- All the excess environmental impacts that large single family homes outside the Village would have vs. multifamily dwellings (yes folks, they can be nice and quite "Lopezian") with the plan area

Let me know if you need any more info.

Thanks,
Adam Zack
Planner II
Department of Community Development
San Juan County, WA
360-370-7580
adamz@sanjuanco.com

NOTICE: All emails, and attachments, sent to and from San Juan County are public records and may be subject to disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

Adam Zack

From: Elizabeth Landrum <ezlandrum@gmail.com>
Sent: Wednesday, August 15, 2018 5:05 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Village Subarea Plan re: 18.30 A

Dear committee members,

While I appreciate all of the careful planning and work that has gone into to Lopez Village Subarea plan, I would like to state my objections to the section on mobile food vending units, in hopes of consideration of a re-write of this section. I am a resident who believes that mobile food vending can be an asset to the Lopez community, both resident and non-resident, especially when providing food of such quality and care as "El Taco 'bout It". This summer residents and visitors have enjoyed the presence of this food unit as a much-needed addition to our food choices, and it has provided a kind of community camaraderie not otherwise experienced on Lopez. As far as I know, it has been encouraged by other food providers as well. I believe we should welcome such additions to Lopez, not discourage them by limiting the time they may serve food in the Village. And, of course, the Village is the only legal and reasonable place for them to be serving.

I will add that the main reason I have committed to return to Galiano Island (B.C.), and have recommended it to others, is the amazing quality of food provided by their mobile food vendors. These were great experiences that allowed for casual interactions of locals and visitors, enjoying wonderful, affordable, and often unique, food. Perhaps Lopez could be remembered by others for similar reasons, as well as our not-so-regulated and very friendly atmosphere.

I admit that I do not understand the reasons or underpinnings for the proposed mobile food vending restrictions. However, I do hope for more discussion and consideration before finalizing a plan that does not allow for the continual or regular presence of vendors who comply with health and other food and access regulations already in place.

Thank you for your consideration
Sincerely,
Elizabeth Landrum

Adam Zack

From: Karlena Pickering <lopezvillageproperties@gmail.com>
Sent: Wednesday, August 15, 2018 2:37 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Food Trucks

p. 42 mobile food trucks

I'm not exactly sure why the planning committee seeks to limit the operation of mobile food trucks in the village or elsewhere. They provide a much needed service on Lopez! While we all enjoy our local restaurants, being able to grab a quick lunch at one of the food trucks is very convenient, ESPECIALLY during tourist season, when most of the restaurants are already very busy. For those of us who work here, the food trucks provide a valuable service. Affordable, good and fast food. Lots of visiting goes on during the short wait for our meal, great time to catch up with our friends and neighbors during the part of the year we are all so busy. And even the tourists seem to enjoy it!

Not to mention the fact that these trucks provide local residents with jobs/income that they would otherwise not have. Helping our neighbors, isn't that what Lopez is all about?!!

They should not be limited to operating within the village. I personally have already planned two parties where I intend to use the services of the mobile food truck vendors to cater. I am not within the village.

The whole idea of killing this budding enterprise right out of the gate seems incredibly counter productive and more than one Lopegian has openly wondered what the hidden agenda might be? Speculation runs rampant when no explanation has been forthcoming as to why anyone thinks this proposal is a good idea?!

Sincerely
Karlena Pickering

Adam Zack

From: Megan McCoy <meganmcc1213@gmail.com>
Sent: Wednesday, August 15, 2018 1:00 PM
To: Lopez Village Subarea Planning Comments
Subject: Pg. 42 mobile food trucks

I'm writing this email in regards to the recent discussion on whether or not food trucks should be able to operate on an unlimited basis - I think they should be able to operate more than the few days discussed. I've seen huge support of both the Poutine Your Mouth truck and the Lopez Taco Truck and everyone super excited to see them on the days they are up and running and people waiting and craving those days. Even if you don't allow unlimited days and locations please revise it so there are more days allowed and locations, we have so few options as it is and in the winter it gets really bad so this helps mix it up. I also am able to sneak over on my lunch break to the Poutine truck and get food over my lunch break and get home to let out my animals because they are so fast where I can't do that at a sit down restaurant so that is helpful for me.

Thanks for your time,

~Megan McCoy

Adam Zack

From: Stina Soderlind <stina.soderlind@gmail.com>
Sent: Wednesday, August 15, 2018 12:42 PM
To: Lopez Village Subarea Planning Comments
Subject: Food truck regulations

Hi
I would like to voice my opinion about proposed restrictions on food trucks. I don't know why you feel the need to restrict the number of days they can operate so severely.

First, we have so few food trucks. What precipitated the discussion?

Second, I feel we should encourage local entrepreneurs, but the restrictions will stop possible new Lopez businesses before they even get started.

I do understand that local restaurants may feel threatened by food trucks, so I am OK with the language to limit the impact to restaurants by not having the food truck directly competing by being in front of or next to the restaurant during their hours of operation without notification/permission, but seriously, how big of an impact are the few food trucks we have to our restaurants?

On the whole, I feel food trucks are an asset to the community. They offer casual meals to encourage customers to remain in the village where they will browse and shop in the nearby stores.

Sincerely,
Stina Soderlind
Lopez Island

Adam Zack

From: Charlotte Rempfer <rempfercharlotte@gmail.com>
Sent: Tuesday, August 14, 2018 10:08 PM
To: Lopez Village Subarea Planning Comments
Cc: Rempfer Jerry
Subject: Lopez Island Food Trucks

Attention: Lopez Village Planning Commission

If someone loves to make and sell good food to the Lopez Island citizens and tourists via a food truck, why should a planning commission restrict them?

Food entrepreneurs trying to establish a business is positive.

Why not give them a chance? If they succeed, great. More options for everyone and a livelihood for them.

As long as the businesses have WA state restaurant or food service licenses, there should be no restrictions on startup food trucks.

Thanks...Charlotte Rempfer, 1514 Port Stanley Road, Lopez Island, WA.

Sent from my iPad

Adam Zack

From: Valerie Green <vgreen1130@gmail.com>
Sent: Tuesday, August 14, 2018 8:15 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Village Sub-Area Plan / Mobile food vending units

I highly object to your draft (as it is currently written) regarding the regulation of Mobile Food Vending Units in the Lopez Village Sub-Area Plan (pg. 42, lines 10-13 and lines 22-23).

This draft, in its current form, would in essence force Jennifer and Victor's taco trailer (El Taco Bout It) to refrain from operations. These two hard working Lopez locals have done an amazing job with this new business, and are providing the Lopez community with a much needed and loved food service. This trailer not only meets the Washington State Health Department standards, but is actually a certified mobile commercial kitchen. This business pays rent for both their service and storage locations, has completed (and received the go-ahead from) ALL county and Lopez Village permit applications, and enjoys the full support of many local residents, businesses and restaurants. Personally, I find this part of the Village Sub-Area Plan outrageous and just plain discriminatory. It would be difficult to see it any other way, as there is basically just one business operating in this manner.

I highly suggest this part of the draft be re-written or just plain thrown out.

Many of us love to patronize our local Lopez Village restaurants and shops. We could just as easily decide to take our business elsewhere, should there be evidence of unfairness, and discrimination with respect to these proposed regulations, specifically, who might be encouraged

and who might be restricted from opportunities to succeed on our supposedly “friendly island.”

I beg you to please re-evaluate your draft and consider a re-write.

Sincerely,

Valerie Green
Lopez Island Resident

Adam Zack

From: Shannon Hoffman <shannonmh@yahoo.com>
Sent: Tuesday, August 14, 2018 6:44 PM
To: Lopez Village Subarea Planning Comments
Subject: Food truck restrictions

As a Lopez resident I have been thrilled to see more food options available with the appearance of the taco and poutine trucks on the island. It has done so much to ease the onslaught of customers to other food businesses in the village as well as providing a quick and hot grab and go food.

We spend so much money on attracting tourists and have precious little to offer them, food trucks are great for pop up food options in peak season. This also allows for these businesses to easily be tucked away in the winter when not needed rather than vacant spaces sitting empty half the year.

I can't speak to the poutine truck but I have eaten many tacos from Jennifer and Victor and know that they take every opportunity to use locally own produce and meat, how extraordinary is that? Isn't that what the point of generating a local economy is about?

Please do not severely limit the availability of these sorely needed options.

Shannon Hoffman

Adam Zack

From: zeman <zeman@rockisland.com>
Sent: Tuesday, August 14, 2018 4:15 PM
To: Lopez Village Subarea Planning Comments
Cc: Sally By The Sea; Charlotte Rempfer; denise clark; Barbara Gurley; Steve Ruegge; Kate Scott; Stina Soderlind; Leslie & Jim Austin; Steve Horn; Shannon Hoffman; gaddis@centurytel.net; Randall Waugh; Patsy Haber; Linda Zerbst; L Husdon; Lesley Combs; Lesley Combs; Kathi Quickstad
Subject: Fwd: Save our food trucks

I received this e-mail about banning food trucks.

Governments don't usually ban a business unless there is a valid reason to suspect that type of business is not in the public good. What is driving the county toward banning food trucks? What else would be banned along with food trucks?

I have no problem with the idea IF there is a valid reason BUT if the reason is a commercially driven attempt by a few to profit by limiting free enterprise competitors, then I strongly object.

Please explain the reasoning that's driving the proposed legislation!
My e-mail is listed below. **I await your reply!**

Gary Zerbst
1029 Lopez Sound Rd.
Lopez Island WA 98261
zeman@rockisland.com
360 468 4544 Home
360 472 1222 Cell

Begin forwarded message:

From: zeman <zeman@rockisland.com>
Subject: Re: Save our food trucks
Date: August 14, 2018 at 3:55:51 PM PDT
To: Sally By The Sea <sallybythesea@rockisland.com>
Cc: Charlotte Rempfer <rempfercharlotte@gmail.com>, denise clark <deniseonlopez@gmail.com>, Barbara Gurley <dessertpedaler@gmail.com>, Steve Ruegge <steve_ruegge@yahoo.com>, Kate Scott <greatscott@rockisland.com>, Stina Soderlind

<stina.soderlind@gmail.com>, Leslie & Jim Austin <jlaustrin@centurylink.net>, Steve Horn <stevhorn@rockisland.com>, Shannon Hoffman <shannonmh@yahoo.com>, "gaddis@centurytel.net" <gaddis@centurytel.net>, Randall Waugh <chicaoji@gmail.com>, Patsy Haber <habers211@gmail.com>, Linda Zerbst <lzerbst@rockisland.com>, L Husdon <lhusdon@shaw.ca>, Lesley Combs <lesleyonlopez@outlook.com>, Lesley Combs <Lesley.Combs@islandsmarinecenter.com>, Kathi Quickstad <kkquick@yahoo.com>

Governments don't usually ban a business unless there is a valid reason to suspect that type of business is not in the public good. What is driving the county toward banning food trucks? What else would be banned along with food trucks?

I have no problem with the idea IF there is a valid reason BUT if the reason is a commercially driven attempt to profit by limiting free enterprise competitors, then I strongly object.

Gary Zerbst
1029 Lopez Sound Rd.
Lopez Island WA 98261
zeman@rockisland.com
360 468 4544 Home
360 472 1222 Cell

On Aug 14, 2018, at 3:33 PM, Sally By The Sea <sallybythesea@rockisland.com> wrote:

-- Hey!!!

We need different food on the island...these are local run trucks. They want to make it so Lopez can not have food trucks.

They are asking for concerned citizens to send their comments to the Lopez Village Planning committee a <mailto:LVSPComments@sanjuanco.com> and reference Page 42 which pertains to food trucks. People need to say why we need food trucks, why we want them, what they provide, why they are good, etc. The committee needs to see that the public is not okay with this.

The next meeting is this Friday in San Juan. please attend

We can change this.....please write to them.

Thank-you,

Sally

Adam Zack

From: Rhea Miller <lcltda@rockisland.com>
Sent: Tuesday, August 14, 2018 11:47 AM
To: Lopez Village Subarea Planning Comments
Cc: Jamie Stephens
Subject: Food Trucks

Greetings! I am sure this is an oversight, an error in copying template from something, but a restriction has appeared on food trucks that limits them to two days a year. Please correct this. I request no restrictions on number of days that food trucks can operate within the Lopez Village Urban Growth area. This is the link to the regulations I am referencing. Thank you for your attention....https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03_LV_Dev_Regs. In light of the high cost of living for working people here, the food trucks are a welcome addition to our community. Rhea

Rhea Miller
Community Liaison
Lopez Community Land Trust
PO Box 25
Lopez Island, WA 98261
360.468.3723
360.633.3735 (c)
www.lopezclt.org

Adam Zack

From: lori@wafoodtrucks.org
Sent: Tuesday, August 14, 2018 9:44 AM
To: Lopez Village Subarea Planning Comments
Cc: Robert Frommer; Jen Buckallew
Subject: San Juan County Proposed Ordinance

Dear Lopez Island Village Planning Committee,

We have very strong concerns over the proposed code 18.30 A., restricting the 2-food trucks currently doing business on the island to a consecutive period of only 3-days and for only 4-times per year.

I would like to bring your attention to a recent lawsuit won in Louisville, Kentucky where it was "ruled that it is illegitimate for the government to restrict fair economic competition" citing the US Constitution and the the "Privileges or Immunities" Clause:
<https://ij.org/press-release/victory-louisville-food-trucks/>

We would be interested to know if other retail food sales will incur the same regulations?

It is our hope that this planning committee reconsider this overly restrictive item and only create regulation to protect the public's health and safety. Thank you for your attention.

Sincerely,

Lori Johnson, Executive Director
Washington State Food Truck Association
Board Adviser, National Food Truck Association
(360) 223-3801
www.wafoodtrucks.org
<https://twitter.com/wafoodtrucks>



"The punishment of wise men who refuse to take part in the affairs of their government is to live under the government of unwise men." ~ Plato

Linda Ann Kuller

From: Joseph Angel <jangel@pacificstar.biz>
Sent: Tuesday, August 14, 2018 8:32 AM
To: Lopez Village Subarea Planning Comments
Subject: Lopez

Linda

Please call at your convenience. I was on the Portland Planning commission for 8 years and so I know how busy you must be in finishing up this plan.

I have 3 parcels in the village and a keen interest in the outcome but obviously a hard time being there to participate the way I would like. If you can call i'll try to focus in on my concerns and get out of your hair.

Any time. Weekends too. 503-220-8800.

Thanks, Joe

J.W. Angel
Pacific Star
6454 N. Greeley Avenue
Portland, OR 97217
503-525-9100 Office
503-345-9745 Fax
jangel@pacificstar.biz

CONFIDENTIALITY NOTICE: This electronic message transmission contains information that may be proprietary, confidential and/or privileged. The information is intended only for the use of the individual(s) or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, or distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by replying to the address listed in the "From" field.

Adam Zack

From: jennifer contreras <luna.k7v@gmail.com>
Sent: Sunday, August 12, 2018 5:36 PM
To: Lopez Village Subarea Planning Comments
Subject: Mobile food units on Lopez Island

We own a mobile food unit on Lopez island "El taco 'bout it" We were working with the proper departments for about 6 months, to obtain all of the approvals for being able to operate our food trailer on Lopez Island, where we have been leaving for more than 5 years.

As owners of a food truck business and as a local business, we request no restrictions on numbers of days that food trucks can operate within the Lopez Village Urban growth area. This is in the draft for Lopez village development on page 42, having such limited numbers of days and events we could operate, would be a very negative impact and potentially we would lose our business.

Thank you for you time.
El Taco 'bout it
Victor & Jennifer

Linda Ann Kuller

From: David G <bamboodeli1@gmail.com>
Sent: Sunday, August 12, 2018 8:35 AM
To: Linda Ann Kuller
Subject: Mobile food units on Lopez Island

To Lopez Island Planning Committee,

Please allow mobile food units to operate on Lopez Island. I've been to the islands during the tourist season and there is plenty of business for everyone. Give them the variety that they seek.

Sincerely,

David Ginn
Bamboo Deli

Linda Ann Kuller

From: David G <bamboodeli1@gmail.com>
Sent: Sunday, August 12, 2018 8:35 AM
To: Linda Ann Kuller
Subject: Mobile food units on Lopez Island

To Lopez Island Planning Committee,

Please allow mobile food units to operate on Lopez Island. I've been to the islands during the tourist season and there is plenty of business for everyone. Give them the variety that they seek.

Sincerely,

David Ginn
Bamboo Deli

Adam Zack

From: katie@lopezretreat.com
Sent: Saturday, August 11, 2018 12:42 PM
To: Lopez Village Subarea Planning Comments
Subject: Food Truck retrictions

I am writing in reference to the Lopez Village Growth Development Regulations plan to limit the number of days and events that food trucks can operate.

Seems appropriate that if a business owner has obtained all the necessary permits from the State and the county including the Department of Health, and has the permission of the property owner to operate at a certain site, they should not be restricted in any way. In fact we as a community should support these entrepreneurs. The service they provide is unique and should not be compared to that provided by existing fixed restaurants.

I find it very disappointing and disheartening that we as a community would try to restrict their endeavors.

If there is some other issue that is not part of the permits already obtained perhaps that should be addressed and a plan formed to fix the problem.

I would request that no restrictions be placed on the number of days they can operate.

Kathleen Garrett
Lopez Retreat

Adam Zack

From: Don McAfee <ddmcafee@gmail.com>
Sent: Friday, August 10, 2018 5:21 PM
To: Lopez Village Subarea Planning Comments
Cc: Jamie Stephens
Subject: Food Trucks

I strongly SUPPORT food truck/trailer vending as currently approved and configured on Lopez Island for Lopez Village operations. If all have all been vetted and approved by SJC permit process to operate currently, then I SUPPORT. I would OPPOSE any restriction to their current operations in terms of days of operation or otherwise. If current proposal is implemented, it would be "protectionism" and anti-trust in my view. Their functions are a welcome service to the Island and a completely separate/different type of competitor to other food services on Island. I welcome it as part of healthy competition and opportunity for business growth on Island.

Don McAfee
Lopez Island

Adam Zack

From: baycafebob@aol.com
Sent: Friday, August 10, 2018 5:20 PM
To: Lopez Village Subarea Planning Comments
Subject: Regs for Lopez Island

In the draft development regs for lopez village on page 42 the draft regulations show a limited number of days and events that food trucks can operate. We request no restrictions on number of days that food trucks can operate within the lopez village urban growth area. I owned the Bay Cafe on Lopez for 15 years and really think our Mexican food truck make a nice option for lunches.

Thank you in advance for reconsidering this change

Bob Rose
360-317-5366

baycafebob@aol.com

Linda Ann Kuller

From: Beth Clement <peasantfoodmanifesto@gmail.com>
Sent: Friday, August 10, 2018 3:14 PM
To: Linda Ann Kuller
Subject: Food Trucks on Lopez

Hi there,

I support equal rights and food trucks should be allowed to vend on Lopez Island.

Food trucks are not a fad or trend, they are here to stay, and are contributors to the economy by paying wages and taxes.

Cheers,
Beth Clement, owner/chef
Peasant Food Manifesto

Linda Ann Kuller

From: Jen Buckallew <jen@poutineyourmouth.com>
Sent: Friday, August 10, 2018 1:48 PM
To: Linda Ann Kuller
Subject: Re: Food Trucks in the Lopez Village

So how do I interpret this? If I operate on private property with a lease agreement from the property owner am I limited to the number of days I can vend annually in the Village?

Jen Buckallew
[Jen@poutineyourmouth.com](mailto:jen@poutineyourmouth.com)
801-859-6400

On Aug 10, 2018, at 1:38 PM, Linda Ann Kuller <lindak@sanjuanco.com> wrote:

See the regulations on page 42:

<https://www.sanjuanco.com/DocumentCenter/View/16619/2018-08-03 LV Dev Regs>

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: Jennifer Buckallew <jen@poutineyourmouth.com>
Sent: Friday, August 10, 2018 1:24 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: Re: Food Trucks in the Lopez Village

Linda,

Page 71 Goal 10 Line 29 is the only reference to food carts I see in the draft minutes and proposal. Am I missing something here? Is there some other proposal regarding food trucks limiting the number of days they can vend, or where they can vend?

Jennifer Buckallew
jen@poutineyourmouth.com
801-859-6400

<image001.png>

On Aug 10, 2018, at 11:04 AM, Linda Ann Kuller <lindak@sanjuanco.com> wrote:

Hi Jennifer,

Please review the draft development regulations for food trucks and if you have specific comments sent them to the email below.

To be most effective at this point in time, public comments on the draft Lopez Village Plan and related documents should be sent to LVSPComments@sanjuanco.com. Please be specific about the document, and page and line numbers that you have comments about.

The draft documents are found here: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: Jennifer Buckallew <jen@poutineyourmouth.com>
Sent: Friday, August 10, 2018 11:01 AM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: Re: Food Trucks in the Lopez Village

Linda,

I just left you a voice mail. Is there a good time to connect via phone and talk? I apologize if your email was flooded for no reason. There was a rumor that the Village Planning Committee has proposed limiting the number of days a food truck can operate in the Village to 15 per year. Do you know, if that is true?

I'm happy to read the minutes, but don't want to waste any more time going down the wrong path if its not necessary.

Thank you so much,
Jennifer

Jennifer Buckallew
jen@poutineyourmouth.com
801-859-6400

<image001.png>

On Aug 10, 2018, at 9:56 AM, Linda Ann Kuller
<lindak@sanjuanco.com> wrote:

Hi Jen,

There is no planning meeting tomorrow. Any future comments about the proposed Lopez Village development regulations should be sent to LVSPComments@sanjuanco.com. Specific comments with the page number, line number are preferred. The project documents are found here:

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

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

-----Original Message-----

From: Jen Buckallew <jen@poutineyourmouth.com>
Sent: Thursday, August 9, 2018 9:42 PM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: Food Trucks in the Lopez Village

Linda,

We recently relocated our business and family to Lopez. We love it here, and moved primarily for the local food, and because we feel this is an amazing place to raise our young family.

We have a food truck, Poutine Your Mouth. Our first week of operation in the Village, was the first week of July. Fortunately the reception was warm. This week we started our weekly service Tuesday and Wednesdays for lunch. We are so excited to locally source the ingredients for our truck, add more vibrancy to the village, contribute to our community, and provide more diverse, delicious, quick and affordable options.

Limiting our days of service will prevent us from providing for our family, and cut back on our economic foot print in the community; including being an employer, and tax contributions.

My partner Ted and I look forward to meeting you at tomorrow's planning meeting to productively discuss solutions and positive outcomes.

Best,
Jen Buckallew
Jen@poutineyourmouth.com
801-859-6400

Adam Zack

From: BA Keller <baksouthlopez@gmail.com>
Sent: Friday, August 10, 2018 1:23 PM
To: Lopez Village Subarea Planning Comments
Subject: Limit on village growth in draft plan

I agree with much in the draft Village plan, but have a very big concern about a very fundamental item. I believe it's like leaving out the cumulative impacts in an EIS for a federal dam project. You can't just look at how high the dam is.

That issue is the assumption that growth should be limited to a constant percentage of the island population. And yet no discussion is made to what that means to the land use patterns or provision of services to the rest of the island.

If population is not to be concentrated in our only "urban center". Sprawl is every NIMBYer's answer to change in their vicinity. And from the make up of the committee, this appears to be the case. Left out of the equation includes, but is not limited to:

- The loss of farm and forest land as growth is pushed to planning limits and then later beyond current limits.
- Room for an aging population as disability requires them to move closer to services
- The need to provide alternative transportation.
- The increased cost of housing due to its limitation both inside the Village and on acreage required in other areas
- The social and cultural consequences that more expensive housing being owned to a larger extent than even now by seasonal/weekend residents. Considerations like support of local institutions, buy-in to local customs, "friendliness" and security etc.
- Climate change impacting current habited areas whose residents will need to move somewhere
- The provision of more roads and longer utility runs as population growth is forced out of the Village
- The eventual calls for alternative commercial cores as population distribution shifts and land for commercial growth in the Village is limited.
- Potential for more pollution from road runoff more diffuse transportation and from the use of septic systems pushed to design limits on non-perk lots
- The inability for more people to access social networks and services due to distance

- All the excess environmental impacts that large single family homes outside the Village would have vs. multifamily dwellings (yes folks, they can be nice and quite "Lopezian") with the plan area

I hope these comments will be considered at this point in the process and will move forward with the Plan document as it is considered at each phase.

Thank you.

--

Barbara A. Keller

130 Aleck Bay Rd. Lopez Island, WA 98261 360-468-3353

Every morning I awake torn between a desire to save the world and an inclination to savor it.

Linda Ann Kuller

From: Stickit Stuffit <stickitorstuffit@gmail.com>
Sent: Friday, August 10, 2018 10:37 AM
To: Linda Ann Kuller
Subject: growth plan

We would appreciate the Lopez Island Planning Committee recognizing that we live in a free market society - one that is growing and changing. More and more choice offers a diversity that drives innovation and excellence. In order to stay current, fresh and profitable every business model needs shaping and challenge. Please consider the fact that McDonalds, Burger King and Jack In the Box are many times on opposite corners from each other. A food truck offers another option for food and also another layer of attraction for everyone on Lopez Island. Please keep the playing field open for all who are willing to invest time and resources to build your community!

Cindy and Stacy

Stick It or Stuff It Food Truck

We are committed to do what is right without exception.

Linda Ann Kuller

From: Patrick Adriatico <patrick@noshthetruck.com>
Sent: Friday, August 10, 2018 7:32 AM
To: Linda Ann Kuller
Cc: lori@wafoodtrucks.org
Subject: Food truck support

Good morning,

I would like voice my support in the change of current regulations of food trucks in your locality. Food trucks are the quintessential example of a small business. We buy local, hire local, and serve locally. For the most part, food trucks do not have the funding to open traditional brick and mortar storefronts. However, being mobile gives us opportunities to share our food and vision with the public. Listen to the public. Who doesn't like food trucks? It can provide variety to the normal food options you may have every day. Please do not make rules to exclude them. If you have any questions, I would be happy to discuss. Cheers!

Patrick Adriatico
Principal
NOSH
(206)612-2438

Named Best Fish & Chips in Seattle by Seattle Times 2016

Seattle Magazine Best Food Truck 2016 & 2017

noshthetruck.com
facebook.com/noshthetruck
twitter.com/noshthetruck
Instagram.com/noshthetruck

Linda Ann Kuller

From: Sirius Wood Fired Pizza & Catering <siriuswoodfiredpizza@gmail.com>
Sent: Thursday, August 9, 2018 10:32 PM
To: Linda Ann Kuller; lori@wafoodtrucks.org
Subject: Support

Mobile food trucks provide an important service. We bring fresh, unique food to the people at public and private events. We make outdoor events more enjoyable and better attended by providing ice cold drinks on hot summer days and filling fun food to create an atmosphere of celebration. Food trucks should have the same right to earn a living as any other brick and mortar restaurant. We pay taxes which generates revenue for our municipalities, and pay for our permits, licenses, and inspections just like brick and mortar restaurants. I often set up at local establishments without their own kitchens such as breweries, cider houses, and vineyards. I am highly sought after by these venues as when I am there they always have higher sales. Food trucks are able to rotate from location to location which gives people and business owners variety.

Thank you for your time and consideration,

--

Holly Preble
Event Coordinator
Sirius Wood Fired Pizza & Catering
(253) 359-5259

Linda Ann Kuller

From: Jen Buckallew <jen@poutineyourmouth.com>
Sent: Thursday, August 9, 2018 9:42 PM
To: Linda Ann Kuller
Subject: Food Trucks in the Lopez Village

Linda,

We recently relocated our business and family to Lopez. We love it here, and moved primarily for the local food, and because we feel this is an amazing place to raise our young family.

We have a food truck, Poutine Your Mouth. Our first week of operation in the Village, was the first week of July. Fortunately the reception was warm. This week we started our weekly service Tuesday and Wednesdays for lunch. We are so excited to locally source the ingredients for our truck, add more vibrancy to the village, contribute to our community, and provide more diverse, delicious, quick and affordable options.

Limiting our days of service will prevent us from providing for our family, and cut back on our economic foot print in the community; including being an employer, and tax contributions.

My partner Ted and I look forward to meeting you at tomorrow's planning meeting to productively discuss solutions and positive outcomes.

Best,
Jen Buckallew
Jen@poutineyourmouth.com
801-859-6400

Linda Ann Kuller

From: Jennifer Paniahua Torres <jpaniahuatorres@gmail.com>
Sent: Thursday, August 9, 2018 8:17 PM
To: Linda Ann Kuller

Linda,

This letter is my statement of support for equal rights and opportunity for mobile food vending on Lopez Island.

Thank you,
Jennifer Torres

Linda Ann Kuller

From: The Ultimate Melt <theultimatemelt@live.com>
Sent: Thursday, August 9, 2018 7:50 PM
To: Linda Ann Kuller
Subject: Food Trucks on Lopez Island

Hello, Linda. My name is Greg Wagner, and I own The Ultimate Melt food truck which is based in King County. I understand that your city planning committee has a meeting on Friday, 8/10, during which the topic of food trucks will be discussed, and that there is some concern regarding competition with existing restaurants. After being in business for 4.5 years, I have some brief insight I'd like to share about this topic.

While trucks don't pay rent like a brick & mortar business does, we do pay location fees for most of the places we go to park. Generally speaking, no one will let you park on their property without collecting some sort of fee. Also, just like all other businesses, food trucks pay sales & use taxes to the city and state, we pay employee taxes to the state and federal govt, plus we pay for business permits, health permits, etc. Although many times other restaurants portray our part of the industry as being incognito or flying "under the radar", that is simply not accurate because it's very hard to attract customers if you're staying in the shadows. We should be considered the same as any other new small business (restaurant or otherwise) that is trying to do its part to contribute to the growth of the community by providing a service that the general public wants. Simply put, our goal is to provide great food & service to many wonderful customers.

Please let me know if you have any questions for me about this. Thank you for your time.

-- Greg

Greg Wagner
Owner/Operator
The Ultimate Melt LLC
www.theultimatemelt.com
theultimatemelt@live.com
425-269-4655

Linda Ann Kuller

From: Emily Wigley <info@orcaeats.com>
Sent: Thursday, August 9, 2018 5:41 PM
To: Linda Ann Kuller
Subject: Mobile Food Vending on Lopez Island

To the officials, businesses and citizens of Lopez Island:

I support small mobile food businesses in all communities across Washington State. I own and operate Orca Eats food truck on Vashon Island, which is an unincorporated island of 11,000 with busy tourism from Spring through Fall. My local Vashon Island chamber of commerce, restaurant owners and my community support my business and all who are interested in participating in the community. More choices make our community businesses and culture more successful -- a rising tide lifts all boats, so to speak!

I hope you will embrace mobile food vendors on Lopez, and particularly Poutine Your Mouth!

Thank you,
Emily

Emily Wigley
Orca Eats LLC *...whatever it wants!*
Food Truck & Catering
206-304-1049
www.OrcaEats.com
[www.Facebook.com/OrcaEats](https://www.facebook.com/OrcaEats)
[www.Instagram.com/orca_eats](https://www.instagram.com/orca_eats)
Member Washington State Food Truck Association
[Vashon Chamber of Commerce](#)

Linda Ann Kuller

From: J & J BBQ Company <info@jjbbqcompany.com>
Sent: Thursday, August 9, 2018 6:19 PM
To: Linda Ann Kuller
Subject: Poutine Your Mouth

We ask you strongly consider changing regulations to allow mobile food vendors access to public spaces, right of ways, and other areas.

Poutine Your Mouth is an amazing and rare, female-owned mobile-food small business working hard to create and build a following on a small tourist-centric island. To deny her, and others, the ability to offer their product out of misplaced fear of competition and outdated regulations, is not only against the basic principle of a free-market economy, it's certain Un-American.

You will find there is value in allowing street vendors, who bring new life and new blood to areas that have become stale.

Thank you for your time,

James Brosche
Owner

J & J BBQ Company
Catering, Curbside
Special Events
info@jjbbqcompany.com www.jjbbqcompany.com
Twitter • [@jjbbqcompany](https://twitter.com/jjbbqcompany)
Instagram • [@jjbbq](https://www.instagram.com/jjbbq)
(425)-298-3674

Linda Ann Kuller

From: jcmisko@jimypeppersonline.com
Sent: Thursday, August 9, 2018 5:31 PM
To: Linda Ann Kuller
Subject: Food trucks

To whom it may concern,

Competition is the greatest thing in the world for consumers as it is the only thing that keeps people honest and makes products have to be better. Everyone pays the same sales taxes and should have equal opportunity to serve customers. Anyone that would advocate against competition is only looking out for their own self interest and has no place in a free market. A restaurant has the advantage of reliability and food trucks have a mobility advantage but both are good choices for different entrepreneurs. To legislate an advantage of one over the other is just plain wrong.

JC Misko
Chef/Owner

Jimmy Peppers
425-585-0028
jimypeppersonline.com
facebook.com/jimypeppersonline
twitter.com/jpyummygoodness

Adam Zack

From: Phil Paige <ppaige2000@aol.com>
Sent: Tuesday, August 7, 2018 8:53 AM
To: Lopez Village Subarea Planning Comments
Subject: Lopez village plan update

I believe that the severe limitations on food trucks and trailers are a bad idea. Look at the possibility of collective food cart spaces such as the ones in Sisters, Bend and Sunriver, OR. They are efficient, and they offer a great option for customers and small business owners alike.

Phil Paige
360.622.9100

Linda Ann Kuller

From: lori@wafoodtrucks.org
Sent: Thursday, August 9, 2018 5:18 PM
To: Linda Ann Kuller
Subject: Mobile food units

Hi Linda,

I would like to submit the following comment to be considered when the discussion begins around the topic of mobile food units in the Lopez Village:

Experience in other cities indicates that street-food vending offers multiple benefits:

- Economic vitality — Street-food vendors help “brand” a neighborhood by attracting foot traffic to areas that increases sales and creates a more vibrant retail business climate. By offering low-cost, culturally-diverse foods, street-food typically complements rather than competes with sit-down restaurants, and gives people more reasons to frequent local shopping districts.
- Festive, pedestrian-friendly streets — Food vendors bring positive activity to the street and add a festive, people-oriented feel that improves public safety.
- Expanding the diversity of foods — In many cities, food vendors provide a window into diverse cultures, introducing people to new foods and to the pleasure of spending time in the city’s public spaces.
- An entry point to owning your own business — Food vending can be an ideal first business. For a modest investment, it helps an entrepreneur develop a track record and build loyal clientele. For many immigrant and refugee communities, food vending offers a point-of-entry into the economy and a way to learn the food-service industry.
- Increase access to healthy, local food — Street-food can provide readily accessible outlets for locally-sourced, healthy foods providing additional points of sale for local farmers.

Please consider only the public's health and safety when crafting laws concerning mobile food vending both on private and on public property.

Sincerely,

Lori Johnson, Executive Director
Washington State Food Truck Association
Board Adviser, National Food Truck Association
(360) 223-3801
www.wafoodtrucks.org
<https://twitter.com/wafoodtrucks>



"The punishment of wise men who refuse to take part in the affairs of their government is to live under the government of unwise men." ~ Plato