



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: October 15, 2018

TO: San Juan County Planning Commission

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

FROM: Linda Kuller, AICP, Planning Manager 

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

HEARING AND DELIBERATIONS October 26, 2018

ATTACHMENTS: A. Lopez Village Planning Review Committee Oct. 12, 2018 draft minutes and notes from the Lopez Center for Community and the Arts October 8 meeting
B. Health regulations: Chapter 5.08 SJCC and WAC excerpts from Chapter 246-215
C. Proposed alternative Parking Plan with Entitlement Area Map 8 (B)
D. SJCC 18.90.030 proof of mailed notice
E. Public Comments since September 7, 2018: also found at: <https://www.sanjuanco.com/1363/Public-Comments>
F. Spreadsheet: LVPRC's October 12 recommendations on public comments

PURPOSE: Continuance of the September 21, 2018 public hearing and deliberations on the:

- A. Draft Lopez Village Plan;
- B. Draft Lopez Village Development Regulations;
- C. Draft Standard Plans; and
- D. Draft Implementation Plan.

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

BACKGROUND: The Lopez Village Planning and Review Committee (LVPRC) has been working on the proposed subarea plan and implementing documents for many years and have used prior planning processes for the Village as a basis for creation of the draft. As noted in previous briefings, there have been many public outreach events. Public comments have been addressed during the process. 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 summarizes 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.

The Planning Commission and County Council held a joint public hearing on September 21, 2018 at the Lopez Center for the Community and the Arts. The September 7, 2018 staff report for the hearing highlighted some plan revisions recommended by the LVPRC and by the staff. The report may be reviewed or downloaded at:

https://www.sanjuanco.com/DocumentCenter/View/16868/2018-09-07_Staff-Report-for-Lopez-Village-Plan-Public-Hearing-on-09-21-18. The recommendations in this report should be considered during deliberations.

Please consider the feedback on the public comments provided by staff and the LVPRC after the public hearing. These are outlined in their minutes (Attachment A), this staff report, and Attachment F. Staff met with the LVPRC on October 12, 2018 where they discussed the following:

- Stormwater grants and input from the LCCA regarding parking
- Revised proposal on the food vending unit regulations
- Revised proposal for the road and driveway standards
- Spreadsheet of public comments with the exception of food truck comments

Deliberations and Advertising Revisions to Supplement the Public Participation Process

All potential revisions proposed by the Planning Commission and Council should be identified and advertised for continued comment at a final Council public hearing.

LVPRC Input on Public Comment Issues

1. Stormwater Grants and Parking Map (Map 8 on Draft Plan Page 48)

Flexibility may be required on the proposed Parking Plan with Entitlement Area layout on Lopez Village Road in the Farmers Market area in order to use the stormwater grant funding the County has been offered from the Washington State Department of Ecology. The draft Parking Plan with Entitlement Area presented in the draft plan depicts angled parking in this area that is located within the Lopez Village Association (LVA) parking entitlement area. Long story short, lots in this area have been guaranteed an amount of parking spaces. See the attachment to the draft development regulations. Public works had approached the Lopez Center for Community and the Arts about potentially providing additional easement necessary to implement the grant and proposed stormwater improvements. LCCA was not interested (Attachment A).

Upon much discussion, the LVPRC recommended that an alternative to this map show the area with parallel parking (Attachment C). This map alternative would only be implemented if the County could retain the number of parking spaces required in the LVA parking entitlement area. The maps would be numbered Map 8(A) and Map 8(B) if the Planning Commission recommends this alternative. This would give the County flexibility in working through the stormwater improvement design process.

After the October 12, LVPRC meeting, Public Works staff identified another possible design that may allow the angled parking in the Parking Plan with Entitlement Area originally proposed to be implemented. However, since this is a work in progress, the alternative map and some text explanation of the alternatives in the draft plan would be necessary.

Staff also recommends insertion of the Parking Plan with Entitlement Area Map 8(B) alternative and the addition of plan text to explain that Parking Plan with Entitlement Area Map 8(B) is an alternative to be used to accommodate future stormwater improvements if the LVA parking entitlements are maintained.

2. Revised Proposal on the Mobile Food Vending Unit Regulations (Page 42 of draft regulations)

After hearing public comments at the public hearing, staff revisited the proposed regulations for mobile vending units in that staff report and to eliminate the duplication of local and state health requirements in San Juan County Code (SJCC) Chapter 5.08 and Chapter 246-215 of the Washington Administrative Code (WAC) (Attachment B).

The revised proposal noted below eliminates duplication with local and state health regulations regarding requirements for garbage disposal, restrooms for employees, and restrooms for the public when additional seating is provided by the vendor. This proposal is more direct and concise and was recommended by the LVPRC at their October 12, 2018 meeting.

18.30.XXX Mobile food vending units.

Mobile food vending units:

- A.** Are permitted at temporary events pursuant to SJCC 18.80.060 and as specified in SJCC 18.XX.XXX); **Note:** Lopez Village land use table, Page 31 of draft regulations.
- B.** May be located on private or public property except as prohibited by the street vending regulations in Chapter 5.08 SJCC;
- C.** Shall comply with the County's food service health regulations in Chapter 8.04 SJCC and State health regulations in Chapter 264-215 of the Washington Administrative Code; and
- D.** Must be placed at least five (5) feet from driveways, sidewalks, utility boxes, accessibility ramps, and building entrances or exits.

3. Revised proposal for the road and driveway standards

Background: Staff met with the County Engineer regarding the proposed road and driveway standards. The foundation for these standards were those applicable in Eastsound. The County has had difficulty implementing some of these regulations as written and the LVPRC had tried to improve clarity in the proposed Lopez Village regulations. Some provisions were suggested to be deleted because they were more of a discussion of implementation and plan review processes and not regulatory and one provision related to parking was suggested to be moved.

Issue with Proposal and Recommendation: The main issue with the proposed road standards is the confusion created by the requirements for triggering frontage improvements. After much discussion, staff recommends the revised version of the road standards posted below in this report section. It is very clear and provides for an impact based determination of when and what frontage improvement would be required. The County Engineer would make that determination based on a traffic study required in SJCC 18.60.090(A)(6):

- 6. A traffic study based on the most current edition of the Highway Capacity Manual shall be performed for any proposed development that will result in an increase of 100 or more one-way trips per day onto a County road, inside or outside of an activity center or urban growth area. Inside of an activity center or urban growth area, all intersections that may be affected by the proposed development must be included in the traffic study. The number of one-way trips to be generated by the development shall be as is defined in the most current edition of the Institute of Transportation Engineers (ITE) Trip Generation

Manual.

This revision also adopts the proposed standard plans for the Lopez Village by reference. This sets the adoption of the standard plans in the code and is recommended by staff. This is an appropriate process until PW adopts comprehensive road standards for the County in a different chapter or format

18.30.XXX Road and driveway standards.

A. Except as modified by this section, the public road standards in SJCC 18.60.090 and private road standards in SJCC 18.60.100 shall apply within the Lopez Village urban growth area.

B. The County engineer shall determine the public road frontage improvements required after review of the traffic study required by SJCC 18.60.090(A)(6).

1. All development(s), which will affect the service level, safety or operational efficiency of the County public road system in Lopez Village, are responsible to mitigate said impact. The responsibilities of the developer are to be determined by the County before development approval. The responsibilities depend on the condition of the impacted road system, which is described by the level of service (LOS) and defined in the current edition of the Highway Capacity Manual. All improvements shall be made in accordance with the Lopez Village urban growth area standards.

2. The responsibility of the developer is to construct frontage road improvements and, where applicable, dedication of the required rights-of-way for public roads adjoining the property. Other responsibilities include such roadway elements as sight distance, roadway width, surface condition, and other structural/functional elements that must be improved to assure that following development the road will function at the prescribed LOS. If the LOS falls below LOS identified in the SJC Comprehensive Plan, the developer is to mitigate direct impacts of the development on public streets and intersections.

3. A building permit will only be issued when all funding mechanisms necessary to improve the road condition(s) are committed. Occupancy of the development may only occur after the required road improvements are completed.

4. Required roadway improvements may include traveled way or shoulder widening, addition of turn lanes, structural roadway repairs, signalization, sign installation, lighting, and/or bicycle and pedestrian facility installation or improvements. Additionally, a voluntary contribution to scheduled programs may be mutually agreed upon between the developer and the County engineer.

C. The following Lopez Village standard plans approved by the County engineer shall be used to construct public road frontage improvements in Lopez Village urban growth area:

STANDARD PLAN NO.	DESCRIPTION	NOTES
911	Typical Street Sections	No parking and parallel parking
912	Typical Street Sections	45 angle parking and main arterial
913(a) and (b)	Parking Layout	Alternative b allows for pervious concrete and street sweeping
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts

D. The County council may adjust the Lopez Village urban growth area standard plans by adopting an improvement plan for a specific street.

E. Property owners may request a modification of the Lopez Village urban growth area standard plans by submitting a request in writing to the department. The County engineer may recommend a modification of the standard plans for public or private roads. The decision shall include findings demonstrating the need and rationale for the modification.

F. Proposed modifications, revisions or additions to Lopez Village urban growth area standard-plans shall be presented to the department and Lopez Village Planning and Review Committee for review and comment prior to approval by the County engineer and council.

G. Unless there is no feasible alternative, shared driveway access to more than one (1) property is required.

Note: Move the following to the proposed code section on parking (Page 48) of the draft regulations:

On-street parking requirements in the Lopez Village Parking Plan with Entitlement Area Map 8 are addressed in section X of this ordinance (Lopez Village parking requirements).

4. Spreadsheet of public comments and LVPRC recommendations

After the Septemebr public hearing and prior to the October 12, 2018, LVPRC meeting, staff summarized the public comments received on the public hearing drafts prior to or at the public hearing. The LVPRC reviewed these comments and suggested changes to the plan. Their recommendations are noted on Attachment F. The spreadsheet provieds the LVPRC recommendation on the comment summaries. In addition, staff has provided additional information on the LVPRC’s recommendations related to land use and movement of a parking regulation that was misplaced in the road and driveway draft regulations below:

- A. LVPRC recommended change to address land use comments about the need for more commercial development. Neighborhood Enterprise: Allow on any Village Residential property that receives a conditional use permit. These changes would be made to the draft regulations:

Table 18.30.XXX Land use table – Lopez Village urban growth area land use designations.

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Unnamed recreational uses	C	C	C
Residential Uses⁷			
Cottage enterprise	P	N	P
Neighborhood enterprise	Y	N	C ¹⁵

Notes: (Excerpt)

15. In the village residential designation, only properties identified by the following tax parcels are eligible for neighborhood enterprises:

- 251514003000
- 251423006000

- ~~—251423013000~~
- ~~—251423005000~~
- ~~—251430140000~~
- ~~—251450005000~~
- ~~—251450004000~~
- ~~—251450003000~~
- ~~—251450002000~~
- ~~—251450002001~~
- ~~—251450001000~~

18.30.XXX Lopez Village parking requirements.

- L. Except for parking lots proposed in permanently affordable housing projects, All uncovered on-site parking lots of five (5) or more spaces in the village commercial and institutional designations shall be designed and installed using pervious surfaces.



ATTACHMENT A

LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: October 12, 2018

Location: Grace Church

Minutes approved _____, 2018

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

Staff in Attendance: Shannon Wilbur, Kendra Smith and Linda Kuller

Guests: Becky Presley, LCCA Secretary, Janet Baltzer, LCCA Director, Jeanne DiNicola, LCCA Board Memembr, Chuck Schietinger

Called to order: 10:04 am

	<p>could be on west of Bio-swale. Object to get people off the public road.</p> <p>Stormwater is agreed to by LCCA who is one member of LVA. LVA must weigh in before any alternative maps that would interfere with the LVA parking entitlements could be implemented.</p> <p>Ensure county in reviewing development proposal Block A needs parking off-lots. Too small. There are substitutions allowed for parking spaces in the SJC code. Three motorcycles = 1 parking space, 8 bicycles = 1 space</p> <p>Everyone needs to remember that going to LVA is very difficult. All members are needed to meet and be involved in any decision-making.</p> <p>Kendra: path could be on either side of the proposed bioswale.</p> <p>Dennis: County must ensure that parking spaces are counted in development review.</p>	
<p>August 10, 2018 Minutes</p>		<p>Minutes from August 10 approved as written. All in favor one abstention (Ryan).</p>
<p>Consider public comments on attached spreadsheet</p>	<p>Public comments and suggestions were reviewed from the spreadsheet provided by staff.</p>	<p>No change on density issue from 4-6 and 8-12 units in UGA. Design issue.</p> <p>Affordable housing units: code within UGA for affordable housing could give a variance for pervious parking. Requirements: 1 yes, 1 abstain, 3 no.</p> <p>Dock – marine access to Lopez Village will still be considered by this committee. Leave as –is in implementation plan.</p> <p>Restore beach at UGA shore access - yes adopt suggested Friends of SJ beach restoration language. 5 yes. Unanimous.</p> <p>Propose tree plan – leave as is.</p>



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Called to order: 10:04 am

		<p>Connectivity plan – no plans proposed across private land unless development.</p> <p>Change UGA to mixed use – No, leave as is.</p> <p>Change: have all residential properties within UGA have Neighborhood Enterprise as CUP. Yes 2 No 2</p> <p>View shed map– needs legend and arrows. Make consistent color on map.</p> <p>LVPRC left old gas station as commercial – see map. – No change on Angel property.</p> <p>Comment on land east of Innsifree – this is in a Plat already with CCR's.</p> <p>Non-conforming uses – committee doesn't think we've created any.</p>
Consider changes to mobile food vending unit regulations	<p>Food Truck – 5.08 Street Vendors SJC code.</p> <p>Chapter 215 is the WAC chapter. Typo is in County Code Chapter 5.08. Linda will ask code reviser change to reflect state code.</p> <p>Alternative food facilities: state regulations are enforced by SJC. Food trucks have to comply with state health. No need for LVPRC to add more regulations. Linda cleaned up language to differentiate temporary events from full time. Agreed.</p>	<p>The committee agreed to the new proposal for regulations presented by staff.</p>
Road standards	<p>Linda explained that she met with the County Engineer who would like to move away from the current thresholds for frontage improvements that are based on the type of development and values. Instead, an impact based approach would be more useful. Staff created an updated draft that would</p>	<p>Committee approves new staff draft with approved changes</p> <p>Yes 5 votes Unanimous.</p>



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Called to order: 10:04 am

	<p>have to be re-advertised after Planning Commission if they agree to recommend the changes.</p> <p>Linda reported issues with Eastsound road standards which the LVPRC used as a starting point for preparing LV draft regulations. Standard details will be adopted into code. In development process, if a development triggers over 100 trips a day – a traffic study will be done. If a plat or commercial use is proposed it could trigger this.</p> <p>B. edit to make more sensible. Linda will do.</p> <p>D. Is new. Taken from Eastsound.</p> <p>E. F. H. is taken from our earlier work. On E. remove last line.</p> <p>G. Move to parking section of Plan.</p>	
Copper roofs	A verbal comment made at the public hearing was discussed that suggested prohibiting copper roofs because of environmental concerns.	Copper roofs – do not allow Barbara, moved Dennis second, Unanimous. Linda will place in regulations.
Adjourn	The meeting was adjourned.	

LOPEZ COMMUNITY CENTER FOR THE ARTS (LCCA)

October 8, 2018

DRAFT

Discussion on Ecology grant for Bioswale, pervious parking and trail on Village Road between Eads Lane and LCCA drive.

LCCA Board Members in attendance:

Janet Baltzer, Director
Robert Harrison, Assistant Director
Raiti Waerness, Board Chair
Migael Scherer
Dawn Dawson Wexo
Becky Presley
Bruce Ellestad
Diane Ellestad
Todd Twigg
Barb Fulton
Kim Herrenkohl
Marcia deChadenedes

San Juan County:

Kendra Smith, SJC
Shannon Wilbur, SJC

SJC Presentation Overview:

Discussed that stormwater is now handled under the 'Clean Water Utility' and the department has received three Department of Ecology grants. Two of those are proposed for Lopez Village and one for Eastsound. Discussed the benefits of pervious surfaces (i.e. concrete and pavers) along with the treatment benefits of bioswales.

Acknowledged that what is being considered now for LCCA/Village Road is different than what had previously been proposed by John Cook. The concepts are being revisited based on the grant requirements and stormwater needs. There are three elements involved in the grant: bioswale, pervious concrete parking, and pervious concrete trail.

The remainder of the discussion centered around the parking issues, including easements: diagonal (as shown on the Lopez Village Subarea Plan exhibit) and parallel. There is currently a dedicated 9 ft trail/parking easement dedicated just outside the road ROW. It appears likely that parallel parking, trail and bioswale could be located within this easement. If diagonal parking were to be developed, an additional 11 ft of easement would be required. The current diagonal parking area shown in front of the Farmer's Market would have 27 stalls. The potential parallel parking in the same area would accommodate 17 stalls

It was confirmed that the grant funds are not dependent on the orientation of the parking – the primary driver for the grant is to use pervious concrete and treat the stormwater. A long-term maintenance agreement would also be included to maintain vegetation added to the project.

LCCA Board Comments:

Diagonal parking would encroach into the Farmer’s Market and was voted down quite awhile ago during one of John Cook’s presentation.

John Cook had offered to release an interior easement if the Board would grant additional easement along the road.

Much discussion on the existence of the 9 ft trail/parking easement. Few board members were aware of its existence. It was shown as having been dedicated in a 1989? Lopez Village Association (LVA) record of survey.

What it boils down to is accommodating 10 more cars vs granting an 11 ft easement.

No parking at all in front of the Farmers Market. Why should the LCAA provide parking for the rest of the Village? Look for head in parking elsewhere in the village to get the needed numbers. (there was discussion about the LVA parking entitlement area and how the LVPRC must accommodate a set number of parking stalls within that boundary).

What if the LCAA were to provide parking at the northern portion of their property so as to leave the Farmers Market untouched? (stormwater grant would not apply there).

What about a Do Nothing alternative? Discussion regarding ADA parking and safety issues with the deep ditch.

Look at other alternatives that would have no impact to the Farmers Market area.

Outcomes/Next Steps:

LCAA Board voted on considering granting an additional 11 ft easement – it was a unanimous vote ‘No’.

The Board will send in a statement to the County website for the LV Subarea Plan and will also attend the LVPRC meeting on Friday, October 12.

The Board was supportive of the use of pervious concrete, bioswale, trail and parallel parking.

A summary of the discussion with the LCAA Board will be shared with the LVPRC at the meeting on Friday.

Summary of Food Truck Regulations

Chapter 8.04
FOOD SERVICE HEALTH REGULATIONS

Sections:

- 8.04.010 Adoption of state regulations.**
- 8.04.020 Permit – Required.**
- 8.04.030 Permit – Fee.**
- 8.04.040 Permit – Revocation – Appeal.**
- 8.04.050 *Repealed.***
- 8.04.060 *Repealed.***
- 8.04.070 Permit – Nontransferable.**
- 8.04.080 Violation – Penalty.**
- 8.04.090 List of appendices.**
- 8.04.100 Severability.**
- 8.04.110 Minimum performance standards.**
- 8.04.120 Exemptions.**
- 8.04.130 Permit suspensions, revocations and enforcement.**
- 8.04.140 Variances.**
- 8.04.150 Appeals.**
- 8.04.010 Adoption of state regulations.**

Chapter 246-15 WAC, Food Service Rules and Regulations of the State Board of Health, as presently constituted and hereafter amended, is hereby adopted by reference. (Ord. 8-2005 § 1; Res. 197-1979. Formerly 8.08.010)

8.04.020 Permit – Required.

No person, firm or corporation may operate any food-handling establishment without having first obtained from San Juan County health and community services, in such form as the department may require, a permit to operate such establishment. Such permit shall be conspicuously displayed at all times upon the premises. Said permit shall be valid from February 1st through January 31st, unless sooner revoked as provided in this chapter. Every permit shall expire as stated in the permit, and it may be suspended for cause by the health officer. Applications for renewal of permits shall be submitted to the health officer 30 days prior to the permit expiration date. (Ord. 8-2005 § 2; Res. 197-1979. Formerly 8.08.020)

8.04.030 Permit – Fee.

Any individual person, firm or corporation desiring to operate a food-handling establishment in the County shall first apply for and obtain from San Juan County health and community services a permit to operate such food-handling establishment as provided in this chapter. An application for a permit shall be accompanied by a fee in an amount to be established by the San Juan County board of health. (Ord. 8-2005 § 3; Res. 197-1979. Formerly 8.08.030)

8.04.040 Permit – Revocation – Appeal.

San Juan County health and community services has the authority to revoke any permit for the operation of a food-handling establishment for violation of the rules and regulations set forth in this chapter. The food-handling establishment involved in such revocation shall cease operation until the rules and regulations provided under this chapter have been complied with and the revocation canceled by San Juan County health and community services. Appeal of any revocation shall be made to the County health officer who shall conduct a hearing as provided in this chapter. Further appeal may be made to the San Juan County board of health. (Ord. 8-2005 § 4; Res. 197-1979. Formerly 8.08.040)

8.04.050 Permit – Hearings.

Repealed by Ord. 17-2007. (Ord. 8-2005 § 5; Res. 197-1979. Formerly 8.08.050)

8.04.060 Permit – Denial of application – Appeal.

Repealed by Ord. 17-2007. (Ord. 8-2005 § 6; Res. 197-1979. Formerly 8.08.060)

8.04.070 Permit – Nontransferable.

Permits shall be nontransferable in ownership or location of operation. New owners of existing permitted establishments must submit a change of ownership application and pay the appropriate fee. (Ord. 8-2005 § 7; Res. 197-1979. Formerly 8.08.070)

8.04.080 Violation – Penalty.

Any person, firm or corporation who violates or fails to comply with any of the provisions of this chapter or who conceals, aids or abets any such violation or failure to comply shall be guilty of a misdemeanor and punished by a fine of not more than \$500.00 or by imprisonment of not more than 90 days, or by both such fine and imprisonment. (Res. 197-1979. Formerly 8.08.080)

8.04.090 List of appendices.

The following appendices contain standards used by the department in implementing and enforcing this code. Copies of all appendices will be kept on file at the department. Appendix A may be modified by the San Juan County health officer. Appendices B and C are revised by the State Department of Health.*

A. San Juan County Health and Community Services Food Program Plan.

B. Washington State Retail Food Code Working Document.

C. Code Clarifications – Washington State Department of Health. (Ord. 8-2005 § 8; Res. 78-2005)

* Code reviser's note: Res. 78-2005 adopts Appendices A, B and C.

8.04.100 Severability.

If any section, sentence, clause or phrase of this chapter should be held invalid, the invalidity thereof shall not affect the validity of any other section, sentence, clause, or phrase of this chapter. (Ord. 8-2005 § 9)

8.04.110 Minimum performance standards.

This chapter is based on the regulations set out in Chapter 246-215 WAC and the Washington State Retail Food Code Working Document. Definitions used in those documents shall be applicable to this chapter. (Ord. 17-2007 § 1)

8.04.120 Exemptions.

Exemptions from the requirement for a permit for the operation of a food establishment may be granted by the health officer based on the criteria set out in WAC 246-215-191. (Ord. 17-2007 § 2)

8.04.130 Permit suspensions, revocations and enforcement.

A. The health officer may suspend any permit to operate a food establishment according to the criteria set out in WAC 246-215-200(2) through (5).

B. The health officer may revoke a food establishment permit following the procedures set out in WAC 246-215-200(7) through (9).

C. The health officer may enforce the provisions of this chapter by the methods set out in WAC 246-215-200(11). (Ord. 17-2007 § 3)

8.04.140 Variances.

The health officer may grant a variance to the requirements of this chapter based on the criteria set out in Section 8-103 of the Washington State Retail Food Code Working Document. (Ord. 17-2007 § 4)

8.04.150 Appeals.

Decisions by the health officer may be appealed to the hearing examiner using the process set out in Chapter 8.22 SJCC. (Ord. 7-2011 § 1; Ord. 17-2007 § 5)

Washington State Retail Food Code

Chapter 246-215
Washington Administrative Code (WAC)

Effective May 1, 2013

170891



Washington State Department of
Health

DOH 332-033 May 2013

For people with disabilities, this document is available on request in other formats.
To submit a request, please call 1-800-525-0127 (TDD/TTY call 711).

05220

Design, construction and installation--Backflow prevention device (2009 FDA Food Code 5-202.14).

A backflow or backsiphonage prevention device installed on a water supply system must be designed to meet the American Society of Sanitary Engineering (A.S.S.E.) standards for construction, maintenance, inspection, and testing for that specific application and type.

Code
05225

05225

Design, construction and installation--Conditioning device, design (2009 FDA Food Code 5-202.15).

A water filter, screen and other water conditioning device installed on a water supply system must be designed to facilitate disassembly for periodic service and cleaning. A water filter element must be of the replaceable type.

05230

Numbers and capacities--Handwashing sinks (2009 FDA Food Code 5-203.11).

- (1) Except as specified in subsection (2) of this section, at least one HANDWASHING SINK, a number of HANDWASHING SINKS necessary for their convenient use by EMPLOYEES in areas specified under 05255, and not fewer than the number of HANDWASHING SINKS required by LAW must be provided.
- (2) If APPROVED and capable of removing the types of soils encountered in the FOOD operations involved, automatic handwashing facilities may be substituted for HANDWASHING SINKS in a FOOD ESTABLISHMENT that has at least one HANDWASHING SINK.

05235

Restrooms--Toilets and urinals (2009 FDA Food Code 5-203.12).

- (1) At least one toilet and not fewer than the toilets required by LAW must be provided. If authorized by LAW and urinals are substituted for toilets, the substitution must be done as specified by LAW.
- (2) The FOOD ESTABLISHMENT PERMIT HOLDER shall ensure that toilet rooms are conveniently located within 200 feet of the FOOD ESTABLISHMENT and accessible to EMPLOYEES during all hours of operation.
- (3) The FOOD ESTABLISHMENT PERMIT HOLDER shall ensure that toilet rooms are conveniently located and accessible to patrons during all hours of operation if:
 - (a) The establishment has customer seating for on-PREMISES consumption; and
 - (b) The establishment was constructed or extensively remodeled after May 1, 1992.
- (4) Toilet rooms in FOOD ESTABLISHMENTS may be used jointly by patrons and EMPLOYEES, provided patrons accessing the toilet rooms are excluded from FOOD preparation areas and FOOD storage areas with FOOD that is not PACKAGED.

05240

Service sink (2009 FDA Food Code 5-203.13).

- (1) At least one service sink or one curbed cleaning facility equipped with a floor drain must be provided and conveniently located for the cleaning of mops or similar wet floor cleaning tools and for the disposal of mop water and similar liquid waste.
- (2) Toilets and urinals may not be used as a service sink for the disposal of mop water and similar liquid waste.

05245

Backflow prevention device, when required (2009 FDA Food Code 5-203.14).

A PLUMBING SYSTEM must be installed to preclude backflow of a solid, liquid, or gas contaminant into the water supply system at each point of use at the FOOD ESTABLISHMENT, including on a hose bibb if a hose is attached or on a hose bibb if a hose is not attached and backflow prevention is required by LAW, by:

- (1) Providing an air gap as specified under 05215; or
- (2) Installing an APPROVED backflow prevention device as specified under 05220.

05250

Backflow prevention, carbonator.

Backflow prevention systems for carbonators must be installed as specified under WAC 51-56-0600, Chapter 6 – water supply and distribution.

PART 9: ALTERNATIVE FOOD FACILITIES

Subpart A - Mobile Food Units

09100 Requirements and restrictions--Requirements.

- (1) The PERMIT HOLDER and PERSON IN CHARGE of a MOBILE FOOD UNIT shall comply with the requirements of this chapter, except as otherwise provided in this section.
- (2) The PERMIT HOLDER shall obtain approval from other applicable regulating agencies prior to operating a MOBILE FOOD UNIT, including the Washington state department of labor and industries.
- (3) The PERSON IN CHARGE of a MOBILE FOOD UNIT shall operate the MOBILE FOOD UNIT from an APPROVED COMMISSARY or SERVICING AREA and shall return to such location for supplies, thorough cleaning, and other servicing activities, as APPROVED in a plan of operation. When not in operation, a MOBILE FOOD UNIT must be stored at an APPROVED SERVICING AREA or other APPROVED location.

09105 Requirements and restrictions--Restrictions.

The REGULATORY AUTHORITY may impose additional requirements to protect against health hazards related to the operation of a MOBILE FOOD UNIT and may:

- (1) Limit the FOOD preparation steps;
- (2) Prohibit some menu items; and
- (3) Restrict the mode of operation when facilities or EQUIPMENT are inadequate to protect public health.

09110 Plan approval--Plan review.

The owner of a MOBILE FOOD UNIT shall submit a properly prepared plan of operation with specifications of the MOBILE FOOD UNIT, COMMISSARY, and SERVICING AREA to the REGULATORY AUTHORITY for approval before:

- (1) Construction or remodeling begins;
- (2) The menu of the MOBILE FOOD UNIT is changed;
- (3) The method of FOOD preparation is changed;
- (4) The vehicle is changed; or
- (5) The COMMISSARY is changed.

09115 Plan approval--Plan contents.

The owner of a MOBILE FOOD UNIT shall include in the plan required by 09110:

- (1) Menu and FOOD preparation steps;
- (2) Floor plan;
- (3) EQUIPMENT specifications and location;
- (4) Finish schedule;
- (5) Proposed itinerary or sites to be served;
- (6) Source of water and specifications of the on-board plumbing;
- (7) Site used for SEWAGE disposal;
- (8) Availability of restrooms for EMPLOYEES;
- (9) Operating procedures; and
- (10) Cleaning schedule.

09120 Additional requirements--Standard operating procedures.

The PERSON IN CHARGE of a MOBILE FOOD UNIT shall ensure:

- (1) Only EMPLOYEES and other PERSONS authorized by the REGULATORY AUTHORITY are present in the MOBILE FOOD UNIT;
- (2) All EMPLOYEES are in compliance with the provisions of chapter 69.06 RCW and chapter 246-217 WAC for obtaining and renewing valid FOOD WORKER CARDS, unless all FOODS are pre-PACKAGED and are not POTENTIALLY HAZARDOUS FOOD;
- (3) All FOODS, including ice, are from an APPROVED source or COMMISSARY;
- (4) POTENTIALLY HAZARDOUS FOODS prepared on the MOBILE FOOD UNIT are served the same day they are prepared;
- (5) Pre-PACKAGED FOODS are properly labeled;
- (6) Only SINGLE-SERVICE ARTICLES are provided for use by the customer; and
- (7) Condiments not in individual packages are provided in dispenser bottles or in other containers protected from contamination.

09125 Potentially hazardous foods--Temperature control.

The PERSON IN CHARGE of a MOBILE FOOD UNIT shall ensure that POTENTIALLY HAZARDOUS FOODS are:

- (1) Not cooled on the MOBILE FOOD UNIT;
- (2) Properly temperature-controlled during transport to the place of service;
- (3) Temperature-monitored by use of a stem-type thermometer or thermocouple capable of measuring all proper FOOD temperatures;
- (4) Reheated, for hot holding, from 41°F (5°C) to 165°F (74°C) or above within one hour on the MOBILE FOOD UNIT when the FOODS were cooked and cooled in an APPROVED FOOD ESTABLISHMENT that is not a MOBILE FOOD UNIT;
- (5) Reheated, for hot holding, from 41°F (5°C) to 135°F (74°C) or above within one hour on the MOBILE FOOD UNIT when the FOODS were produced in a FOOD PROCESSING PLANT;
- (6) Reheated no more than one time; and
- (7) Held in preheated mechanical hot holding EQUIPMENT or prechilled mechanical cold holding EQUIPMENT, or otherwise temperature controlled by an APPROVED method.

09130 Cooking thickness--Cooking raw meats.

The PERSON IN CHARGE shall ensure that raw MEATS greater than one inch in thickness are not cooked on the MOBILE FOOD UNIT, unless otherwise APPROVED.

09135 Water and wastewater--Water system.

The PERSON IN CHARGE shall ensure that the water system on the MOBILE FOOD UNIT:

- (1) Is supplied from an APPROVED source of water;
- (2) Is designed and constructed in an APPROVED manner;
- (3) Is filled from the APPROVED water source through a FOOD-grade hose;
- (4) Is refilled as frequently as necessary to furnish enough hot and cold water for handwashing, FOOD preparation, UTENSIL cleaning, SANITIZING, and facility cleaning, on the MOBILE FOOD UNIT;
- (5) Has a water supply tank with a minimum capacity of five gallons for handwashing;
- (6) Stores liquid waste in a wastewater retention tank with at least fifteen percent more capacity than the water supply tank; and
- (7) Retains wastewater on the MOBILE FOOD UNIT until disposed of by an APPROVED method.

- 09140 Handwashing--Handwashing facilities.**
The PERSON IN CHARGE of a MOBILE FOOD UNIT shall ensure that a separate HANDWASHING SINK for EMPLOYEES is accessible at all times of operation; allows convenient use by EMPLOYEES; is located within 25 feet of FOOD preparation, FOOD dispensing, and WAREWASHING areas; is installed as specified under 05210; and includes soap and paper towels.
- 09145 Handwashing--Handwashing waiver.**
When only pre-PACKAGED FOOD items are served, the REGULATORY AUTHORITY may waive or modify requirements for handwashing on the MOBILE FOOD UNIT.
- 09150 Employee restrooms--Toilet facilities.**
The PERMIT HOLDER shall ensure APPROVED toilet facilities are available for EMPLOYEES:
- (1) Readily accessible within 200 feet of the MOBILE FOOD UNIT during times of operation, if at any one location for more than one hour; and
 - (2) Provided with handwashing facilities that meet the requirements specified under 05210.
- 09155 Sink compartment requirements--Warewashing facilities.**
The PERMIT HOLDER shall ensure:
- (1) A three-compartment sink is available on the MOBILE FOOD UNIT with potable hot and cold running water to wash, rinse, and SANITIZE UTENSILS when UTENSILS are reused on the MOBILE FOOD UNIT; except
 - (2) This requirement may be waived or modified by the REGULATORY AUTHORITY when:
 - (a) Limited FOOD preparation occurs; or
 - (b) Additional clean UTENSILS are available and UTENSIL washing takes place at an APPROVED COMMISSARY or SERVICING AREA.
- 09160 Required postings--Business name.**
The PERMIT HOLDER shall provide the REGULATORY AUTHORITY a designated business name and ensure that name is posted on the MOBILE FOOD UNIT in a manner easily visible to customers during operation.
- 09165 Required postings--Permit.**
The PERMIT HOLDER shall ensure the original or a copy of the currently valid FOOD ESTABLISHMENT PERMIT is posted on the MOBILE FOOD UNIT in a manner easily visible to customers during operation.
- 09170 Food and equipment protection--Overhead protection.**
The PERMIT HOLDER and PERSON IN CHARGE shall ensure overhead protection is provided at the site of operation of the MOBILE FOOD UNIT for all FOOD handling activities.
- 09175 Food and equipment protection--Food and food service supplies.**
The PERMIT HOLDER and PERSON IN CHARGE shall ensure that all FOOD, EQUIPMENT, UTENSILS, and other FOOD service supplies are contained on the MOBILE FOOD UNIT, at the APPROVED COMMISSARY, at the APPROVED SERVICING AREA, or as otherwise APPROVED in the plan of operation.
- 09180 Movable buildings--Lack of permanent plumbing.**
The REGULATORY AUTHORITY may allow a PERSON to operate a FOOD ESTABLISHMENT with a limited menu in a movable building without permanent plumbing under applicable provisions of this subpart.

05440 Disposal facility design and construction--Other liquid wastes and rainwater (2009 FDA Food Code 5-403.12).

Condensate drainage and other liquids and rainwater that are not SEWAGE must be drained from point of discharge to disposal according to LAW.

Subpart E - Refuse, Recyclables, and Returnables

05500 Facilities on the premises, materials, design, construction and installation--Indoor storage area (2009 FDA Food Code 5-501.10).

If located within the FOOD ESTABLISHMENT, a storage area for REFUSE, recyclables and returnables must meet the requirements specified under 06100, 06200, 06235, 06260, and 06265.

05505 Facilities on the premises, materials, design, construction and installation--Outdoor storage surface (2009 FDA Food Code 5-501.11).

An outdoor storage surface for REFUSE, recyclables, and returnables must be constructed of nonabsorbent material such as concrete or asphalt and must be SMOOTH, durable and sloped to drain.

05510 Facilities on the premises, materials, design, construction and installation--Outdoor enclosure (2009 FDA Food Code 5-501.12).

If used, an outdoor enclosure for REFUSE, recyclables, and returnables must be constructed of durable and cleanable materials.

05515 Facilities on the premises, materials, design, construction and installation--Receptacles (2009 FDA Food Code 5-501.13).

- (1) Except as specified in subsection (2) of this section, receptacles and waste handling units for REFUSE, recyclables, and returnables and for use with materials containing FOOD residue must be durable, cleanable, insect- and rodent-resistant, leakproof, and nonabsorbent.
- (2) Plastic bags and wet strength paper bags may be used to line receptacles for storage inside the FOOD ESTABLISHMENT, or within closed outside receptacles.

05520 Facilities on the premises, materials, design, construction and installation--Receptacles in vending machines (2009 FDA Food Code 5-501.14).

A REFUSE receptacle may not be located within a VENDING MACHINE, except that a receptacle for BEVERAGE bottle crown closures may be located within a VENDING MACHINE.

05525 Facilities on the premises, materials, design, construction and installation--Outside receptacles (2009 FDA Food Code 5-501.15).

- (1) Receptacles and waste handling units for REFUSE, recyclables, and returnables used with materials containing FOOD residue and used outside the FOOD ESTABLISHMENT must be designed and constructed to have tight fitting lids, doors, or covers.
- (2) Receptacles and waste handling units for REFUSE and recyclables such as an on-site compactor must be installed so that accumulation of debris and insect and other rodent attraction and harborage are minimized and effective cleaning is facilitated around, and if the unit is not installed flush with the base pad, under the unit.

05530 Facilities on the premises, numbers and capacities--Storage areas, rooms, and receptacles, capacity and availability (2009 FDA Food Code 5-501.16).

- (1) An inside storage room and area and outside storage area and enclosure, and receptacles must be of sufficient capacity to hold REFUSE, recyclables, and returnables that accumulate.
- (2) A receptacle must be provided in each area of the FOOD ESTABLISHMENT or PREMISES where REFUSE is generated or commonly discarded, or where recyclables or returnables are placed.

- (3) If disposable towels are used at HANDWASHING SINKS, a waste receptacle must be located at each HANDWASHING SINK or group of adjacent HANDWASHING SINKS.

05535 Facilities on the premises, numbers and capacities--Toilet room receptacle, covered (2009 FDA Food Code 5-501.17).

A toilet room used by females must be provided with a covered receptacle for sanitary napkins.

05540 Facilities on the premises, numbers and capacities--Cleaning implements and supplies (2009 FDA Food Code 5-501.18).

- (1) Except as specified in subsection (2) of this section, suitable cleaning implements and supplies such as high pressure pumps, hot water, steam, and detergent must be provided as necessary for effective cleaning of receptacles and waste handling units for REFUSE, recyclables, and returnables.
- (2) If APPROVED, off-PREMISES-based cleaning services may be used if on-PREMISES cleaning implements and supplies are not provided.

05545 Facilities on the premises, location and placement--Storage areas, redeeming machines, receptacles and waste handling units, location (2009 FDA Food Code 5-501.19).

- (1) An area designated for REFUSE, recyclables, returnables, and, except as specified in subsection (2) of this section, a redeeming machine for recyclables or returnables must be located so that it is separate from FOOD, EQUIPMENT, UTENSILS, LINENS, and SINGLE-SERVICE and SINGLE-USE ARTICLES and a public health HAZARD or nuisance is not created.
- (2) A redeeming machine may be located in the PACKAGED FOOD storage area or CONSUMER area of a FOOD ESTABLISHMENT if FOOD, EQUIPMENT, UTENSILS, LINENS and SINGLE-SERVICE and SINGLE-USE ARTICLES are not subject to contamination from the machines and a public health HAZARD or nuisance is not created.
- (3) The location of receptacles and waste handling units for REFUSE, recyclables, and returnables may not create a public health HAZARD or nuisance or interfere with the cleaning of adjacent space.

05550 Facilities on the premises, operation and maintenance--Storing refuse, recyclables, and returnables (2009 FDA Food Code 5-501.110).

REFUSE, recyclables and returnables must be stored in receptacles or waste handling units so that they are inaccessible to insects and rodents.

05555 Facilities on the premises, operation and maintenance--Areas, enclosures, and receptacles, good repair (2009 FDA Food Code 5-501.111).

Storage areas, enclosures, and receptacles for REFUSE, recyclables, and returnables must be maintained in good repair.

05560 Facilities on the premises, operation and maintenance--Outside storage prohibitions (2009 FDA Food Code 5-501.112).

- (1) Except as specified in subsection (2) of this section, REFUSE receptacles not meeting the requirements specified under 05515(1) such as receptacles that are not rodent-resistant, unprotected plastic bags and paper bags, or baled units that contain materials with FOOD residue may not be stored outside.
- (2) Cardboard or other packaging material that does not contain FOOD residues and that is awaiting regularly scheduled delivery to a recycling or disposal site may be stored outside without being in a covered receptacle if it is stored so that it does not create a rodent harborage problem.

- 05565 Facilities on the premises, operation and maintenance--Covering receptacles (2009 FDA Food Code 5-501.113).**
Receptacles and waste handling units for REFUSE, recyclables, and returnables must be kept covered:
- (1) Inside the FOOD ESTABLISHMENT if the receptacles and units:
 - (a) Contain FOOD residue and are not in continuous use; or
 - (b) After they are filled; and
 - (2) With tight fitting lids or doors if kept outside the FOOD ESTABLISHMENT.
- 05570 Facilities on the premises, operation and maintenance--Using drain plugs (2009 FDA Food Code 5-501.114).**
Drains in receptacles and waste handling units for REFUSE, recyclables, and returnables must have drain plugs in place.
- 05575 Facilities on the premises, operation and maintenance--Maintaining refuse areas and enclosures (2009 FDA Food Code 5-501.115).**
A storage area and enclosure for REFUSE, recyclables, and returnables must be maintained free of unnecessary items, as specified under 06565, and clean.
- 05580 Facilities on the premises, operation and maintenance--Cleaning receptacles (2009 FDA Food Code 5-501.116).**
- (1) Receptacles and waste handling units for REFUSE, recyclables, and returnables must be thoroughly cleaned in a way that does not contaminate FOOD, EQUIPMENT, UTENSILS, LINENS, or SINGLE-SERVICE and SINGLE-USE ARTICLES, and waste water must be disposed of as specified under 05420.
 - (2) Soiled receptacles and waste handling units for REFUSE, recyclables, and returnables must be cleaned at a frequency necessary to prevent them from developing a buildup of soil or becoming attractants for insects and rodents.
- 05585 Removal--Frequency (2009 FDA Food Code 5-502.11).**
REFUSE, recyclables, and returnables must be removed from the PREMISES at a frequency that minimizes the development of objectionable odors and other conditions that attract or harbor insects and rodents.
- 05590 Removal--Receptacles or vehicles (2009 FDA Food Code 5-502.12).**
REFUSE, recyclables, and returnables must be removed from the PREMISES by way of:
- (1) Portable receptacles that are constructed and maintained according to LAW; or
 - (2) A transport vehicle that is constructed, maintained, and operated according to LAW.
- 05595 Facilities for disposal and recycling--Community or individual facility (2009 FDA Food Code 5-503.11).**
Solid waste not disposed of through the SEWAGE system such as through grinders and pulpers must be recycled or disposed of in an APPROVED public or private community recycling or REFUSE facility; or solid waste must be disposed of in an individual REFUSE facility such as a landfill or incinerator which is sized, constructed, maintained, and operated according to LAW.

Chapter 5.08 STREET VENDORS

Sections:

- 5.08.010 Purpose.**
- 5.08.020 Geographic applicability.**
- 5.08.030 Prohibition for stationary vending on County streets and sidewalks.**
- 5.08.040 Exemptions.**
- 5.08.050 Restrictions applicable to exempt vendors.**
- 5.08.060 Violation.**

5.08.010 Purpose.

The purpose of this chapter is to prohibit stationary commercial vendors from using streets and sidewalks as a place to sell or offer to sell goods or wares in the County. (Ord. 6-2010 § 2)

5.08.020 Geographic applicability.

This chapter shall apply to those areas of the County located within the boundaries of the unincorporated urban growth areas of Eastsound and Lopez Village and within the boundaries of the activity centers of Olga, Deer Harbor, and Orcas as those boundaries are established by San Juan County. (Ord. 6-2010 § 3)

5.08.030 Prohibition for stationary vending on County streets and sidewalks.

Subject to SJCC 5.08.020 it shall be unlawful for any vendor to sell or offer to sell any items or products while located on any County road rights-of-way, streets or sidewalks. (Ord. 6-2010 § 4)

5.08.040 Exemptions.

Vendors shall be exempt from the prohibition when engaged in the following activities:

- A. Sales of newspapers;
- B. Temporary sales and activities of charitable, religious or fraternal, nonprofit organizations, corporations which have received tax exempt status under 26 USC 501(c)(3) or other similar civic, charitable or nonprofit organizations (such as Girl Scouts, Lions, Kiwanis, youth groups, school groups, etc.);
- C. Sales by persons who have been approved for stationary sales in connection with County-authorized events such as fairs and parades in which the streets are closed pursuant to SJCC 10.04.010 and WAC 308-330-270(7). (Ord. 6-2010 § 5)

5.08.050 Restrictions applicable to exempt vendors.

Persons exempt pursuant to SJCC 5.08.040 shall:

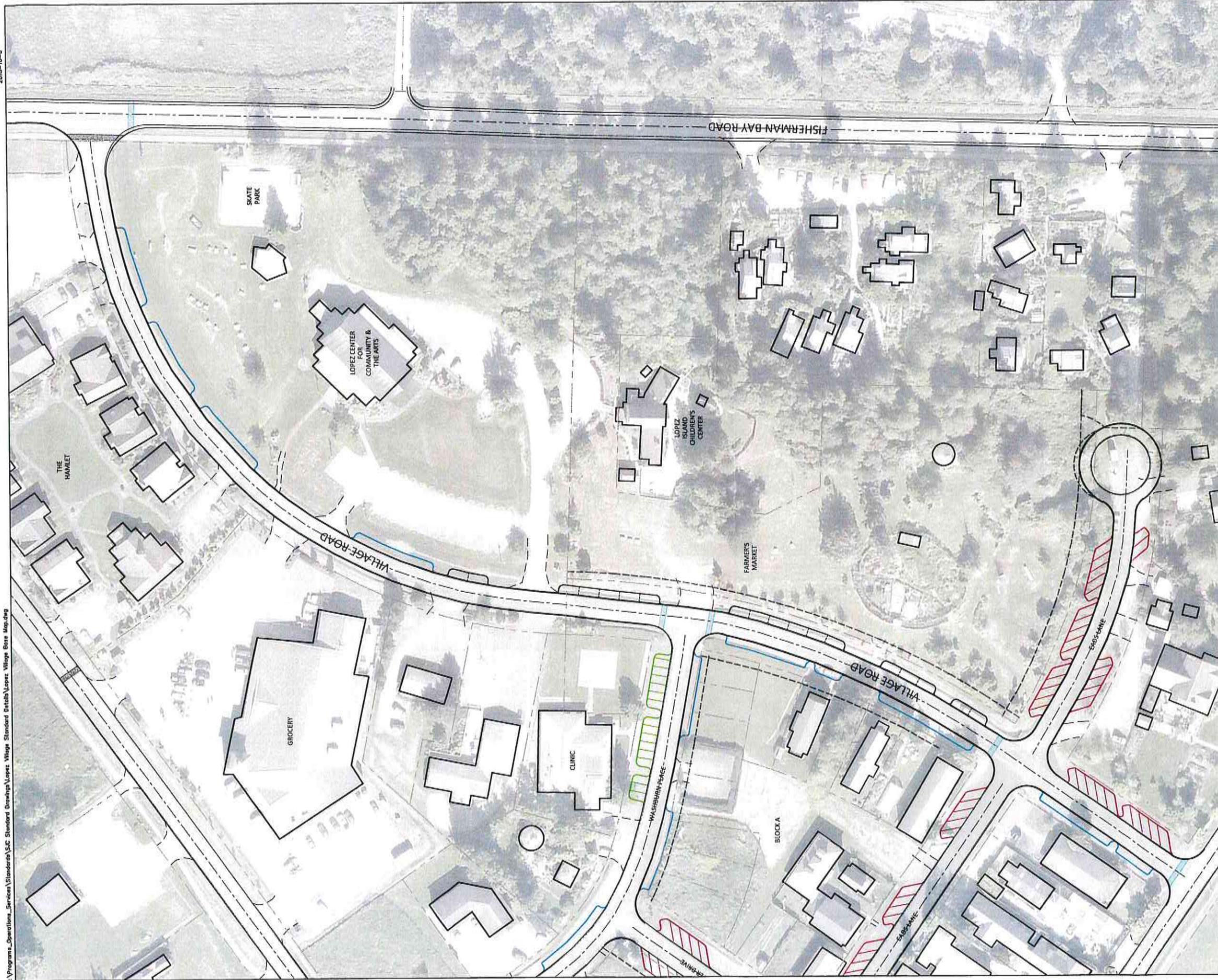
- A. Limit the linear use of the street to no more than four feet;
- B. Assure that the location of the vending space shall not reduce or obstruct pedestrian passage on the sidewalk by allowing at least four feet to the nearest street, trees, utility poles, traffic control signs and devices, fire hydrants, buildings, etc.;
- C. Not occupy parking spaces on county property and improved county rights-of-way reserved for vehicular traffic;
- D. Not solicit or conduct business with persons in motor vehicles;
- E. Not leave unattended any portion of the vending unit on a sidewalk, nor remain on the public property between midnight and 6:00 a.m.;
- F. Comply with applicable health regulations; and
- G. Display any permit required by the ordinance. (Ord. 6-2010 § 6)

5.08.060 Violation.

Any violation of this chapter is a civil infraction and shall be punished by a fine of not more than \$250.00. Each day upon which a violation occurs shall constitute a separate offense. (Ord. 6-2010 § 7)

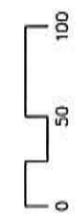
2018-10-8

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LEGEND

- PARCEL BOUNDARY
- EASEMENT/TRACT BOUNDARY
- EDGE OF PAVEMENT
- ROAD CENTERLINE
- EXISTING CROSSWALK
- PROPOSED CROSSWALK (SUBJECT TO FUTURE DEVELOPMENT)
- ANGLED PARKING
- PARALLEL PARKING
- HEAD IN PARKING
- PARALLEL PARKING VILLAGE ROAD ALT.



Proposed Map 8(B)

VILLAGE ROAD PARALLEL PARKING CONCEPT

LOPEZ VILLAGE STANDARD DETAILS
LOPEZ ISLAND
SAN JUAN COUNTY PUBLIC WORKS



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DIAGONAL PARKING/ BIO-SWALE/ TRAIL CONCEPT
 LOPEZ VILLAGE STANDARD DETAILS
 LOPEZ ISLAND
 SAN JUAN COUNTY PUBLIC WORKS

Linda Ann Kuller

From: Kristine Brown <kris@printonyx.com>
Sent: Friday, September 7, 2018 3:11 PM
To: Lynda Guernsey
Subject: Invoices for Postcard Mailings
Attachments: Merged Cards.pdf; Front 9-up.pdf; DOC046.pdf

Attached are two invoices, one for the 220 piece Lopez Postcard (printing with merged names, postcard stamps and handwork to affix postage) and the other for the 1000 piece Vacation Rental Mailing in July (postcard stamps and handwork to affix postage). Lisa had already paid for the Vacation Permit postcard printing in July using our on-line site but had not paid for the handwork or postage.

The Lopez job was mailed on August 9th and I have also attached the files we printed from so you have the merged addresses and the front.

If you have any questions, please call.

Kristine Brown, Owner
Printonyx, Inc.

Begin forwarded message:

From: accounting@printonyx.com
Subject: Invoices for SJC CDP
Date: September 7, 2018 at 11:29:14 AM PDT
To: Kris Brown <kris@printonyx.com>

--

Printonyx, Inc.
accounting@printonyx.com
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COMMUNITY DEVELOPMENT**
1000 W. 10th St., Ste. 1000, Lopez, WA 98261
Phone: (360) 882-2100 | Fax: (360) 882-2101
www.sanjuancounty.com

ROBERT W SMITH & HOLLIDAY WALLACE
PO BOX 117
LOPEZ ISLAND, WA 98261-0117



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1000 W. 10th St., Ste. 1000, Lopez, WA 98261
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RODERICK C PLATH TTEE
PO BOX 1588
YAKIMA, WA 98907-1588



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

ROGER A BESH & SUSAN E MAGEE
9048 KING DAVID DR
ANCHORAGE, AK 99507-3084



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
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PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

RUGGLES-ISELL LLC
PO BOX 151
LOPEZ ISLAND, WA 98261-0151



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
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WWW.SANJUANAK.COM

SALISH WAY ASSOCIATION
c/o CATALINA KOHRING
22 SALISH WAY
LOPEZ ISLAND, WA 98261-8885



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

SAN JUAN COUNTY PUBLIC WORKS
c/o PUBLIC WORKS DEPT
PO BOX 739
FRIDAY HARBOR, WA 98250-0729



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

SAN JUAN FIRE DISTRICT #4
PO BOX 1
LOPEZ ISLAND, WA 98261-0001



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

JEAN A OLDRIIDGE & ERIN M O'ROURKE
102 NE 59RD STREET
SEATTLE, WA 98105-3727



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

STEPHANIE A HYLTON
PO BOX 284
LOPEZ ISLAND, WA 98261-0284



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

STEVEN & CHRISTINE NEMETH
24845 SE MIRRORMONT WAY
ISSAQUAH, WA 98027-7214



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1000 W. 1ST AVENUE, ANCHORAGE, AK 99501
PHONE: 907.261.1000 FAX: 907.261.1001
WWW.SANJUANAK.COM

SUE ANN METZGER
154 MILAGRA LN
LOPEZ ISLAND, WA 98261-8901



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

TAMA A JORDAN & BRUCE JORDAN
315 RIVERSIDE AVE #601
SPOKANE, WA 99201-5016



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THE BAY COMPANY LLC
7828 SE 63RD PL
MERCER ISLAND, WA 98040-4814



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THE STOWE FAMILY LLC
16580 PETERSON RD
BURLINGTON, WA 98333-9592



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS & ELIZABETH ANDREWES
PO BOX 887
LOPEZ ISLAND, WA 98261-0887



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS & SUSAN PATTY
39781 CHULA VISTA AVE
DANA POINT, CA 92623-1624



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS A & MARY MEGAN SHIPLEY
645 HW SKYLINE BLVD
PORTLAND, OR 97223-6818



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS D RUGGLES & GAYLE A ISBELL TTEES
PO BOX 191
LOPEZ ISLAND, WA 98261-0191



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS L & ELAINE K MCDANIEL TTEES
PO BOX 908
LOPEZ ISLAND, WA 98261-0908



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
115 N. Main Street • PO Box 145 • Lopez Island, WA 98245
360.735.2254 • 360.735.2255 • 360.735.2256
info@sanjuancounty.gov • www.sanjuancounty.gov

THOMAS R & TAMARA J COWAN
3299 CENTER RD
LOPEZ ISLAND, WA 98261-8672



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**TIERRA VERDE ASSOCIATION
c/o HANNAH ROSE
68 TUATARA RD
LOPEZ ISLAND, WA 98261-8768**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**TIMOTHY BARBER & ANDREA BARBER
2033 KILLARNEY WAY
BELLEVUE, WA 98004-7045**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**TLC LOPEZ LLC
c/o TIM & LYNN CARPENTER
1115 N LAUREL GLEN DR
GREEN VALLEY, AZ 85614-6267**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**TODD B & POLLI M COLLINS TTEES
7945 SW WESTMOOR WAY
PORTLAND, OR 97225-2144**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**TOM MILLER
PO BOX 756
LOPEZ ISLAND, WA 98261-0756**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**UNIT OWNERS OF FISHERMAN BAY VILLAGE CONDOS
c/o MARY WYNES HALTER
PO BOX 147
LOPEZ ISLAND, WA 98261-0147**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**UNIT OWNERS OF HALI TIKI CONDOS
c/o RONALD P MENG
PO BOX 88
LOPEZ ISLAND, WA 98261-0088**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**VIEW TO THE WEST 2 LLC
609 MCGILVERA BLVD E
SEATTLE, WA 98112-5047**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1450 W. 10th St., P.O. Box 100, Lopez Island, WA 98261
Phone: 360-221-5200 Fax: 360-221-5201
www.sanjuancounty.com

**VILLAGE CENTER BUILDING LLC
c/o DWIGHT & DIANE WALTERS
PO BOX 632
LOPEZ ISLAND, WA 98261-0632**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**VIRGINIA B MCDERMOTT
3934 DENSMORE AVE N
SEATTLE, WA 98103-8240**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**WALLACE E & ANDREA M DESHA
3360 NW STARVIEW DR
BEND, OR 97701-1148**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**WEEKS BARN LLC
BUSINESS SERVICES OPTIMIZED
PO BOX 330948
TIGARD, OR 97281-0958**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**WEEKS GARAGE LLC
c/o BUSINESS SERVICES OPTIMIZED
PO BOX 330948
TIGARD, OR 97281-0958**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**WILLARD G SMITH JR & PAMELA L TAMPLAIN
PO BOX 148
LOPEZ ISLAND, WA 98261-0248**



**SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT**
1400 N. STATE ST. SUITE 200, BEND, OR 97701
503.325.4200 • 503.325.4201 • 503.325.4202
info@sjcd.com • www.sjcd.com

**WILLIAM G & NORMA J BRUMMER
PO BOX 48
LOPEZ ISLAND, WA 98261-0048**

PRINTONYX, INC
PO Box 654 / 470 Reed Street
Friday Harbor, WA 98250
360-378-2069 www.printonyx.com

NAME: SJC CD&P P

CHECK# 84858
Closed to On Account

DATE/TIME: 9/7/2018 2:39:38 PM
SERVER: Kris
STATION: 01

Customer Info

=====
7579CDP PL: A
SJC CD&P Permit Center
SJC Community Dev & Planning
P.O. Box 947
Friday Harbor WA 98250
(360) 370-7579

We appreciate your patronage and ask
that you let us know how we're doing.

Item Count: 0

=====
25 4/1 FULL LEDGER CARD* \$40.28
60 HAND WORK 6* \$34.80
5 CUT* \$7.50
20 DESKTOP PUBLISHING* \$23.40
200 POSTAGE PAID \$70.00
=====

Subtotal \$175.98
Tax \$8.80
GRAND TOTAL \$184.78

On Account \$184.78
Old balance: \$483.81
New balance: \$668.59

Signature: _____

Amount saved: \$17.62

Lopez Mailing - Lisa B
8/9/2018 Merge addresses

GIVE THIS RECEIPT TO YOUR BOOKKEEPER!
This is the only detailed record you will
receive of your transaction.



Invoice: I1001-84858

PRINTONYX, INC
PO Box 654 / 470 Reed Street
Friday Harbor, WA 98250
360-378-2069 www.printonyx.com

NAME: SJC CD&P P

CHECK# 84859
Closed to On Account

DATE/TIME: 9/7/2018 2:43:01 PM
SERVER: Kris
STATION: 01

Customer Info

=====
7579CDP PL: A
SJC CD&P Permit Center
SJC Community Dev & Planning
P.O. Box 947
Friday Harbor WA 98250
(360) 370-7579

We appreciate your patronage and ask
that you let us know how we're doing.

Item Count: 0

=====
180 HAND WORK 6* \$104.40
1000 POSTAGE PAID \$350.00
=====

Subtotal \$454.40
Tax \$8.67
GRAND TOTAL \$463.07

On Account \$463.07
Old balance: \$243.21
New balance: \$706.28

Signature: _____

Amount saved: \$16.92

Vacation Rental PC - Lisa
July 2018 -
Merging & affixing postage
Printing paid for separately

GIVE THIS RECEIPT TO YOUR BOOKKEEPER!
This is the only detailed record you will
receive of your transaction.



Invoice: I1001-84859

Adam Zack

From: Joseph Angel <jangel@pacificstar.biz>
Sent: Monday, September 10, 2018 4:22 PM
To: Linda Ann Kuller
Cc: Lopez Village Subarea Planning Comments; Peter Finley Fry; Shannon Wiltz
Subject: CORRECTED Comment Letter
Attachments: LVSP Comment Letter.pdf; final map (1).pdf

Linda-

I have attached the correct letter regarding the Lopez Village Plan; draft August 3, 2018. I would respectfully request that the previously sent letter be replaced by this one, both for you and the folks at

LVSPComments@saniuco.com

Thank you for your help,

--

Joseph Angel
Pacific Star
6454 N. Greeley Avenue
Portland, OR 97217
(503) 525-9100 Office
(503) 345-9745 Fax

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251549015000

251544005000

Lopez
village

institutional

government

251544006000

Angel # 2
residential

252211010000

Angel #1
commercial

252210050000

Lot Line
Adjusted

Proposed
Commercial

252322002000

Private
30 Street

252211012000

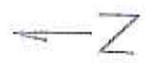
252211011000

2514330030

institutional

251433011000

17



FISHBURN WAY RD

251549015000

2515444005000

Lopez Village

institutional

government

251544006000

Angel #2 residential

252211010000

Angel #1 Commercial

252211005000

Lot Line Adjusted

Proposed Commercial

252322002000

252211012000

252211011000

2514330030C

251433011000

institutional



September 11, 2018

San Juan County Planning Commission
Lopez Sub-Area Planning Committee Chair
135 Rhone Street
Friday Harbor, WA 98250

To: Committee Chairperson:

We are writing to you regarding the enhancement of the beach at the county road ends on Old Post Road and Weeks Point Way on Lopez Island.

We are requesting that you strongly consider removing the large rocks and restoring this area to make the beach useable through most tides for the safe beaching of small boats, dinghies and kayaks. We urge you to please include this enhancement project in the Lopez Village Sub Area Plan.

Best regards,

Charles Walker
Verna Walker
Charles and Verna Walker
688 Cross Road
Lopez Island, WA 98261

Linda Ann Kuller

From: Robert Porter <bbporter@rockisland.com>
Sent: Monday, September 17, 2018 11:20 AM
To: Bill Watson; Rick Hughes; Jamie Stephens; Linda Ann Kuller; DL - Council
Subject: Lopez Village Sub Area Draft Plan

TO: San Juan County Council
San Juan County Planning

I represent, at this time, 28 property owners who have personal knowledge of the hazards, safety concerns and unsuitability of the construction of a dock at the entrance to Fisherman Bay, Lopez Island. Many of these property owners will be writing to you directly. Cleaning up and restoring the beach is a more reasonable solution.

Several months ago the Port of Lopez began an investigation and proposal to construct a dock and float at the direct opening to Fisherman Bay on the County access on Weeks Point Way, Lopez Island. Their alternate site was at the end of Old Post Road by the Haven Restaurant. After further consideration and a rejection as a bad idea by property owners and 4 former Port Commissioner's and finally a rejection by the U.S Coast Guard for the use of either site due to a navigational and safety hazard, the Port of Lopez has dropped the idea.

In lieu of a dock, both sites could be improved for beach landing by the increased use of kayakers and small boat owners by removing many of the large rocks and making these landings compatible with the adjacent property owners. As it is now, most users are trespassing on private property to protect their equipment. It is recommended to the Lopez Village Sub Area Planning Committee, the San Juan County Council and the San Juan Planning Committee that this recommendation receive serious consideration and included into the Draft Plan Sincerely, BOB

Robert Porter
Former Commissioner, Port of Lopez

E-Mail sent from Bob Porter
Lopez Island, Washington

Linda Ann Kuller

From: Robert Porter <bbporter@rockisland.com>
Sent: Monday, September 17, 2018 11:42 AM
To: Lopez Village Subarea Planning Comments
Subject: Fwd: Lopez Village Sub Area Draft Plan

E-Mail sent from Bob Porter
Lopez Island, Washington

Begin forwarded message:

From: Robert Porter <bbporter@rockisland.com>
Date: September 17, 2018 at 11:23:04 AM PDT
To: Robert Porter <bbporter@rockisland.com>
Subject: Fwd: Lopez Village Sub Area Draft Plan

E-Mail sent from Bob Porter
Lopez Island, Washington

Begin forwarded message:

From: Robert Porter <bbporter@rockisland.com>
Date: September 17, 2018 at 11:19:30 AM PDT
To: billw@sanjuanco.com, rickh@sanjuanco.com, jamies@sanjuanco.com,
lindak@sanjuanco.com, council@sanjuanco.com
Subject: Lopez Village Sub Area Draft Plan

TO: San Juan County Council
San Juan County Planning

I represent, at this time, 28 property owners who have personal knowledge of the hazards, safety concerns and unsuitability of the construction of a dock at the entrance to Fisherman Bay, Lopez Island. Many of these property owners will be writing to you directly. Cleaning up and restoring the beach is a more reasonable solution.

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Linda Ann Kuller

From: Tina Whitman <tina@sanjuans.org>
Sent: Tuesday, September 18, 2018 10:06 AM
To: Lopez Village Subarea Planning Comments
Cc: 'Stephanie Buffum'
Subject: FSJ comments Lopez Village Plan
Attachments: FSJ Lopez Village Plan Comments September 17 2018.pdf

Attached please find comments from Friends of the San Juans on the Lopez Village Plan.

Thank you for your consideration.

Please let me know if you have any questions or issues opening the document.

Regards,

tina

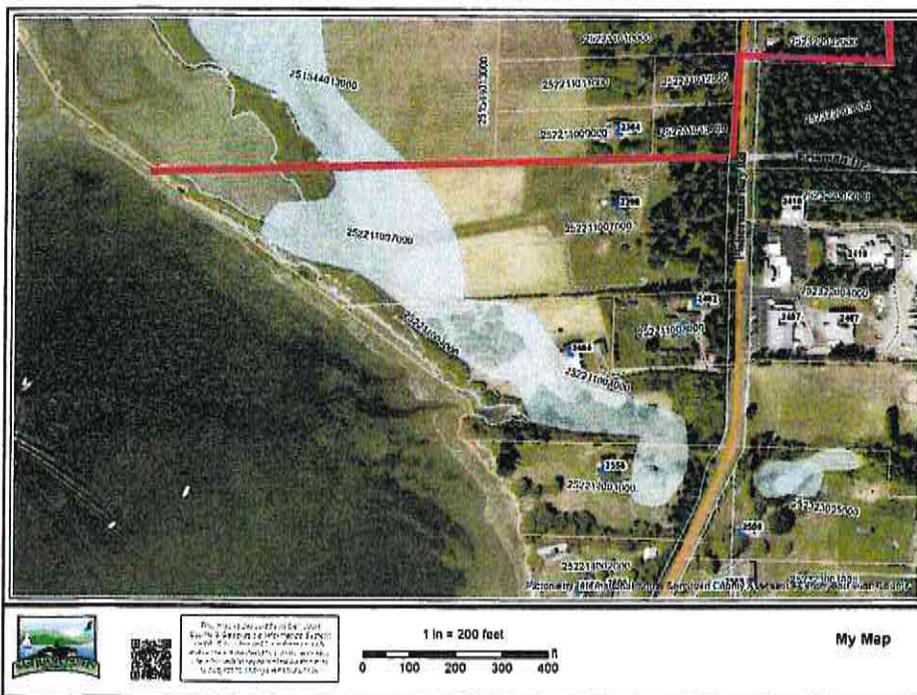
Tina Whitman, MS
Science Director Friends of the San Juans
P.O. Box 1344 Friday, WA 98250
www.sanjuans.org 360-298-7616

Refine the Growth Reserve Area to Improve Protection of Significant Wetland and Shoreline Habitats

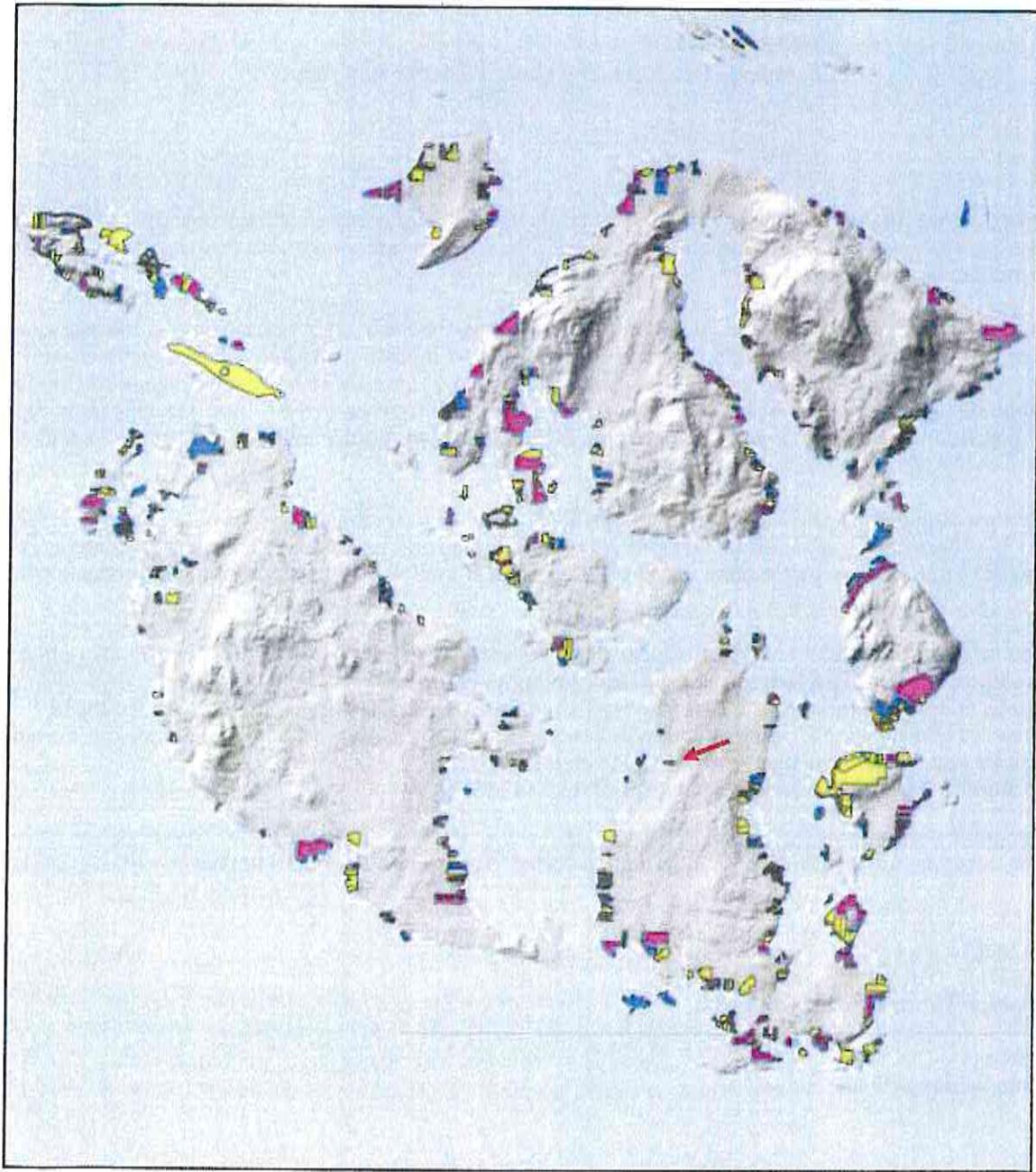
Multiple shoreline parcels with significant wetland coverage are currently included in the Village Plan's Growth Reserve Area (Plan pg. 28 Map 3). These same parcels also have extensive floodplain habitat and are currently free of shoreline modifications. The shoreline south of the SJC Land Bank's Weeks Wetland Preserve has been identified as a top habitat protection priority in countywide salmon recovery project planning efforts completed in 2017 by the SJC Lead Entity. Please see wetland, floodplain and protection priority maps below.

Removal of tax parcels (or the shoreline/wetland portions of parcels) of 252211007000, 252211004000 and possibly 252214001000 would ensure that future growth isn't being directed into these high value, vulnerable habitats.

Map 1. Wetland habitat in the northern portion of the Growth Reserve Area (UGA Boundary in red, growth reserve area to the south)



Map 3. San Juan County Salmon Recovery Protection Priorities



PIAT II Protection Priority Parcels

- Tier 1 Protection Priorities
- Tier 2 Protection Priorities
- Tier 3 Protection Priorities



To: "Linda Ann Kuller" <lindak@sanjuanco.com>
Subject: Agenda Public Hearing Lopez Plan and staff report

Good morning,

Attached is the Planning Commission and County Council agenda for their September 21st joint meeting at LCCA including a public hearing on proposed Lopez Village Plan and Development Regulations:

https://www.sanjuanco.com/DocumentCenter/View/16822/09-21-2018_CC_PC_Special-Mtg_Joint-PH_Notice_Lop-Vil

The agenda includes a link to the project webpage containing the proposed draft plan, development regulations, standard plans, implementation plan and staff reports.

ALL PUBLIC COMMENTS CAN BE SUBMITTED TO LVSPCOMMENTS@SANJUANCO.COM

Here is a direct link to the staff report

https://www.sanjuanco.com/DocumentCenter/View/16868/2018-09-07_Staff-Report-for-Lopez-Village-Plan-Public-Hearing-on-09-21-18

Page 4 addresses proposed revisions to the "food truck" draft regulations.

How to comment effectively:

Review project materials and ask questions to clarify or increase understanding. Rhetor questions are not helpful. If you don't support a proposal, tell us what and why.

Make your comments specific and direct. Avoid general statements such as "Protect the environment." Help us by identifying specific goals and policies, or changes/additions to c that you think need to be made and why. Or let us know what part of the environment n protection, and what it needs protection from. Make specific suggestions such as delete page 4 and replace it with the following sentence:.....

Make your comments constructive. If you have a criticism, also try to suggest a solution know what you think the problem is and what possible solutions there are.

Use facts not rhetoric. The more clearly you state the facts, the better your chances are c the results you seek. Rhetoric can obscure facts.

Comment before or at public hearings. Make sure your comments are part of the officia by commenting (either verbally in writing) during the official public comment periods for hearings of the Planning Commission and County Council. Please read the hearing notice special instructions on how and  il comments. Please clear the topic in the subject line. Exa  action; State share method

Linda Ann Kuller

From: Margaret Mechaley <margaret@mechaley.com>
Sent: Tuesday, September 18, 2018 9:44 AM
To: jamie@sanjuanco.com; Rick Hughes; bill@sanjuanco.com; Linda Ann Kuller
Cc: Robert Porter
Subject: Cleaning up beaches at Old Post Road and the Public Access Road on Weeks Point Way

Dear San Juan County Council Members,

It has come to our attention that there has been a proposal to clean up the beach at Old Post Road and the Public Access beach on Weeks Point Way. We wanted to voice our support of this effort. It is our understanding that the non-native, large quarry rock that was brought to these beaches back in 1972 would be removed. It is also our understanding that the Friends of the San Juans would head up the work necessary to remove these large rocks and make the beaches cleaner, uncluttered and useable through most tides for the beaching of dinghies, kayaks, and other small boats and paddle boards. We are hoping that this cleanup effort will be approved.

Thank you so much for your time and efforts serving this beautiful community.

Sincerely,

Margaret and Robert Mechaley

Linda Ann Kuller

From: Robert Porter <bbporter@rockisland.com>
Sent: Friday, September 21, 2018 2:27 PM
To: Lopez Village Subarea Planning Comments
Subject: Fwd: Cleaning up beaches at Old Post Road and the Public Access Road on Weeks Point Way

E-Mail sent from Bob Porter
Lopez Island, Washington

Begin forwarded message:

From: Margaret Mechaley <margaret@mechaley.com>
Date: September 18, 2018 at 9:44:17 AM PDT
To: <jamie@sanjuanco.com>, <rickh@sanjuanco.com>, <bill@sanjuanco.com>, <lindak@sanjuanco.com>
Cc: Robert Porter <bbporter@rockisland.com>
Subject: Cleaning up beaches at Old Post Road and the Public Access Road on Weeks Point Way

Dear San Juan County Council Members,

It has come to our attention that there has been a proposal to clean up the beach at Old Post Road and the Public Access beach on Weeks Point Way. We wanted to voice our support of this effort. It is our understanding that the non-native, large quarry rock that was brought to these beaches back in 1972 would be removed. It is also our understanding that the Friends of the San Juans would head up the work necessary to remove these large rocks and make the beaches cleaner, uncluttered and useable through most tides for the beaching of dinghies, kayaks, and other small boats and paddle boards. We are hoping that this cleanup effort will be approved.

Thank you so much for your time and efforts serving this beautiful community.

Sincerely,

Margaret and Robert Mechaley

**Karen and Randy Wilburn
1823 Fisherman Bay Road
Lopez Island, WA 98261**

September 21, 2018

San Juan County Council & San Juan County Planning Commission
c/o Linda Kuller
San Juan Co. Community Development
PO Box 947
Friday Harbor, WA 98250

Re: Draft Lopez Village Plan

To the Honorable Council and Commission Members:

We thank you for this opportunity to provide our written comments on the proposed Lopez Village Plan (the "Plan"). We live at 1823 Fisherman Bay Road, which is on the east side of the Village. The Plan lists our home as one of the historic buildings of the Village (p. 22, line 29). In general, we oppose the adoption of the plan as proposed currently. Specifically, we have the following concerns, comments, and requests:

Proposed Viewsheds – Page 20, Map 1

The Plan references the need to preserve significant viewsheds from the east side of Fisherman Bay Road over the rest of the Village (p. 19, lines 15-18). "Views from the Village to the surrounding water and landforms are an integral and significant part of the character of the place." However, the above-referenced map does not provide any protection of the view for the property owners located east of Fisherman Bay Road.

Please see the attached *Exhibit A*. This exhibit shows the existing view from the east side of the Village to the surrounding water and landforms that future development could block if protected view corridors remain limited to a small portion of the Village as proposed.

We ask that you modify Map 1 to extend the viewshed designation over the entire urban growth area to ensure protection of the viewsheds from the east side of Fisherman Bay Road.

Proposed Tree Planting Plan – Page 26, Map 2

The Plan proposes planting of trees along the Fisherman Bay Road right-of-way in front of our home. The plan proposes planting Paper Birch trees in front of our house along the east side of Fisherman Bay Road and planting Sugar Maple trees in front of our house along the west side of Fisherman Bay Road. According to the Arbor Day Foundation, the Paper Birch grows to a height of 50-70 feet and a width of 35 feet, while the Sugar Maple grows to a height of 60-75 feet and a width of 40 to 50 feet. Please see the attached *Exhibit B*. This exhibit shows how these trees, at

maturity, would block the viewsheds for those property owners on the east side of Fisherman Bay Road. Exhibit C shows the Fisherman Bay Road right-of-way as well as the lack of any space to plant trees on the east side of the road. Besides the lack of space, OPALCO, Rock Island, and the Fisherman Bay Sewer District have utilities located on the east side of the road. Planting trees with invasive roots would be detrimental to the utilities located along Fisherman Bay Road.

We ask that you modify Map 2 to eliminate the proposed trees along Fisherman Bay Road.

Proposed Connectivity Plan – Page 46, Map 7

While we general encourage the addition of paths on the island along Center Road, which object to the Connectivity Plan as proposed. First, the plan shows the construction of a proposed Secondary Path across our private property... that links to nothing. Instead of the Bridge to Nowhere, the Plan proposed the Path to Nowhere. Only one property, our neighbor Bette Shuh, lives to the east of our property. No other property would benefit from a path across our private property.

We also object to the proposed Primary Path on the east side of Fisherman Bay Road. A new, parallel path to the existing primary path on the west-side of Fisherman Bay Road is incredibly duplicative and wasteful of limited County resources. Furthermore, as show on *Exhibit C*, the right-of-way for Fisherman Bay Road lacks sufficient area to construct another primary path. A better use of these funds would be for the County to redirect the funds toward extending the path on the west side of Fisherman Bay Road to south to the Island Marine Center or by building a path along Center Road.

We ask that you modify Map 7 to eliminate the proposed Secondary Path across our property and to eliminate the duplicative Primary Path proposed for the east side of Fisherman Bay Road.

Proposed Land Use Designations

The Plan proposes changing the Land Use designation for our property to Village Residential (see page 31, Map 5). This proposed change is counter to the existing deed and plat restrictions that run with the land. When Joyce Fralic subdivided her property via the Short Place for Fralic recorded in Volume 6, Page 1 of the San Juan County Records, she restricted the use of each property to one single-family residence via a plat restriction. Please see the attached *Exhibit D*. Furthermore, Ms. Fralic added a deed restriction that authorized use of the western 230 feet of our property as commercial, as shown on *Exhibit E*. We purchased the property specifically due to this existing authorization outlined in the deed restriction along with the existing Village Commercial designation for our property.

The Plan notes that the Village's current use designation is Village Commercial (p. 28, Map 3). The Plan further notes that the Village's quality of life "is enhanced by its character, natural environment, walkability, and mix of uses" (p. 27, lines 17-18) and that the existing uses within the Village "encompass a mix of commercial, residential, institutional, park, open space, and vacant land" (p. 27, lines 33-35). So, the existing use designation of Village Commercial has not

precluded the Village from developing in a manner that enhances the quality of life. Why change it? The Plan never explains in any detail why the change in land use is necessary or even beneficial. The Plan lacks any cost-benefit analysis of any proposed changes.

From my discussions with other property owners within the Village, we would support designation of the entire urban growth area as Village Mixed Use. First, such a designation would recognize the existing uses within the Village, which according to the Plan enhances our quality of life through its mix of uses (p. 27, lines 17-18). Second, numerous economic benefits are from adopting planning strategies, land use, practices, and regulations that foster mixed-use development. 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. Planning studies show a clear connection between walkable environments in a mixed-use zoning area and the economic viability of a community. Traditional zoning practices of residential or commercial as proposed in the Plan require costly and redundant municipal infrastructure to function, further dependence on use of cars, and hamper the walkability of a community.

We ask that you modify Map 8 to designate the entire Village as a new land use designation of Village Mixed Use.

Mobile Food Vending Units

Staff's proposed revisions to "18.30.XXX Mobile food vending units" remains confusing. Section A now states:

Mobile food vending units are permitted at temporary events pursuant to SJCC 18.80.060.

Section B continues by saying that these units are allowed to be located on private or public property.

No legitimate basis exists for limiting the ability to park a food truck on private property. The prospect of starting a local business has become more daunting in recent years. Restaurants present a particular dilemma due to the requirement of 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 would San Juan County officials want to limit these entrepreneurs and their business opportunities? It simply doesn't make sense.

We ask that you remove the temporary status outlined in Section A **OR** modify Section B to state that mobile food vending units may be located on private property at **ANY TIME**.

Neighborhood Enterprise

A goal of the Plan rightfully states the County should "... allow home occupations and cottage enterprises with low impact to promote affordability and economic development." However, pages 35 and 38 of the draft Development Regulations propose discriminating against most of the Village and limiting the Neighborhood Enterprise designation to only a few, select properties. The Council's adoption of such discriminatory designations would be arbitrary and capricious, and such a decision would not pass a rational basis test before a court.

We ask that you remove Footnote 15 from page 38 of the draft Development Regulations. We also ask that you change the category of use for Village Residential on page 35 from C - Conditional Use to Y - Allowed Use for Neighborhood Enterprise.

Lack of Public Input

The planning process that the Lopez Village Planning and Review Committee ("LVPRC") utilized did not include any significant public input. Yes, there is a long list of "public meetings" that the LVPRC conducted. However, these meetings were all held at times inconvenient for anyone employed during the day. Meetings held only at 10:30 am is simply not providing an opportunity for any significant public input. The LVPRC held these meetings so that the LVPRC and County Staff could check a box, nothing more. To be a true public meeting, the LVPRC must hold meetings at a time and place that is most convenient for everyone in the community, not for the County Staff.

Plan Lacks Rigor

The LVPRC consists of members who do not own property within the Village, and it included only one member who resided within the Village. That fact alone calls into question the validity of any recommendation from the LVPRC. This committee is making decisions that impact the property rights of the landowners within the Urban Growth Area. Due to the lack of representatives from the commercial, institutional, and residential owners within the UGA, neither the Planning Commission nor the County Council may infer that the draft Plan represents the wishes and desires of the property owners.

The Plan lacks rigor. The LVPRC and the Plan provide minimal information regarding decisions or opposing views in an effort to make the Plan appear plausible when none of the property owners validated these decisions. The recommendation in the Plan lack breadth and depth. Lacking breadth in that the Plan fails to include multiple alternatives to any concern or issue. Lacking depth because the LVPRC provides recommendations with superficial and conclusory reasoning for any of the Plan's recommendations. The LVPRC simply failed to provide any legitimate basis for many of the proposals in the Plan. Moreover, in the public meeting I did attend, the LVPRC members summarily dismissed any recommendations or requests from the public that did not meet the LVPRC preconceived bias on the matter at hand.

Exhibit A
Existing View

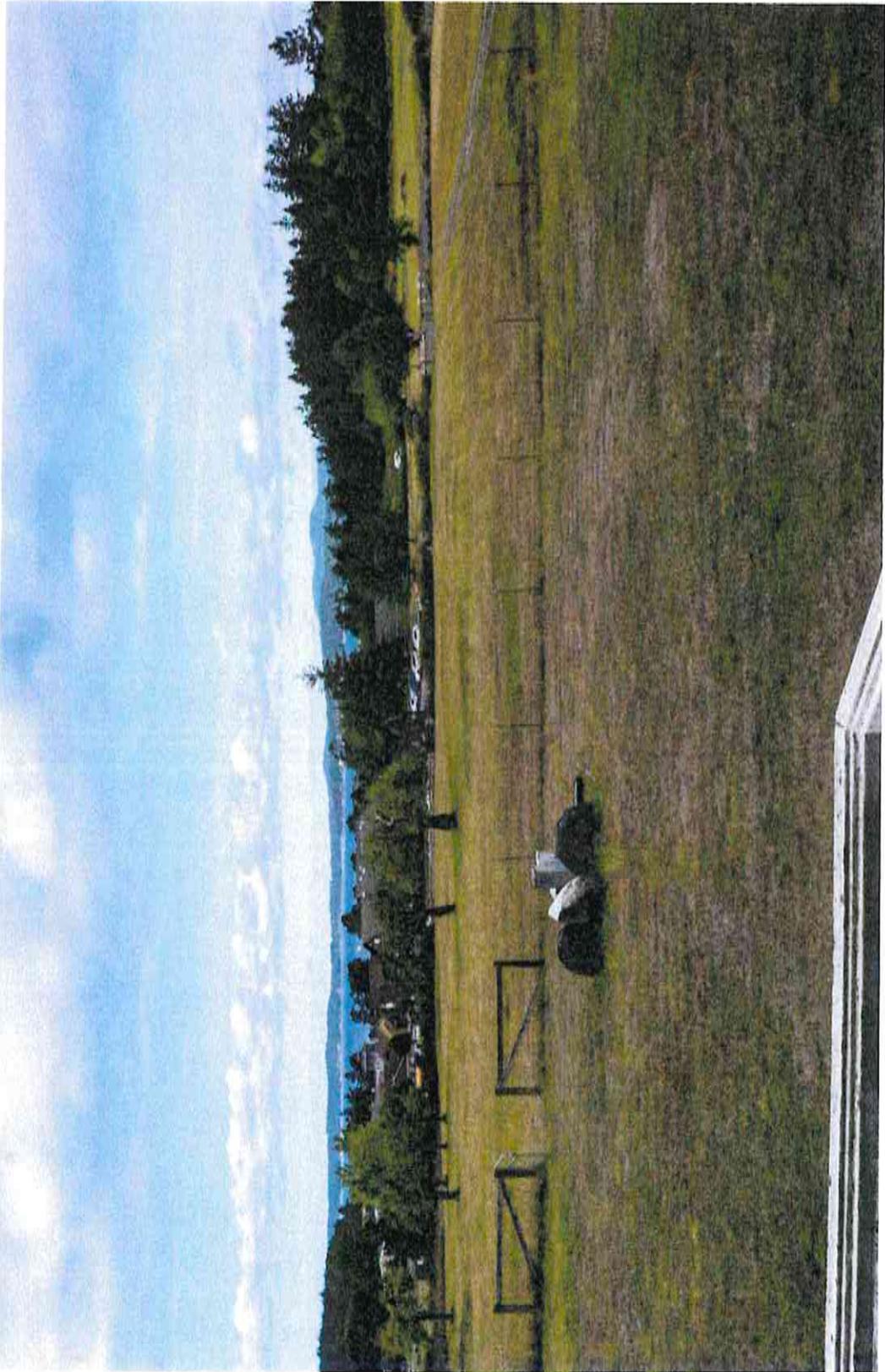


EXHIBIT B
View with Trees

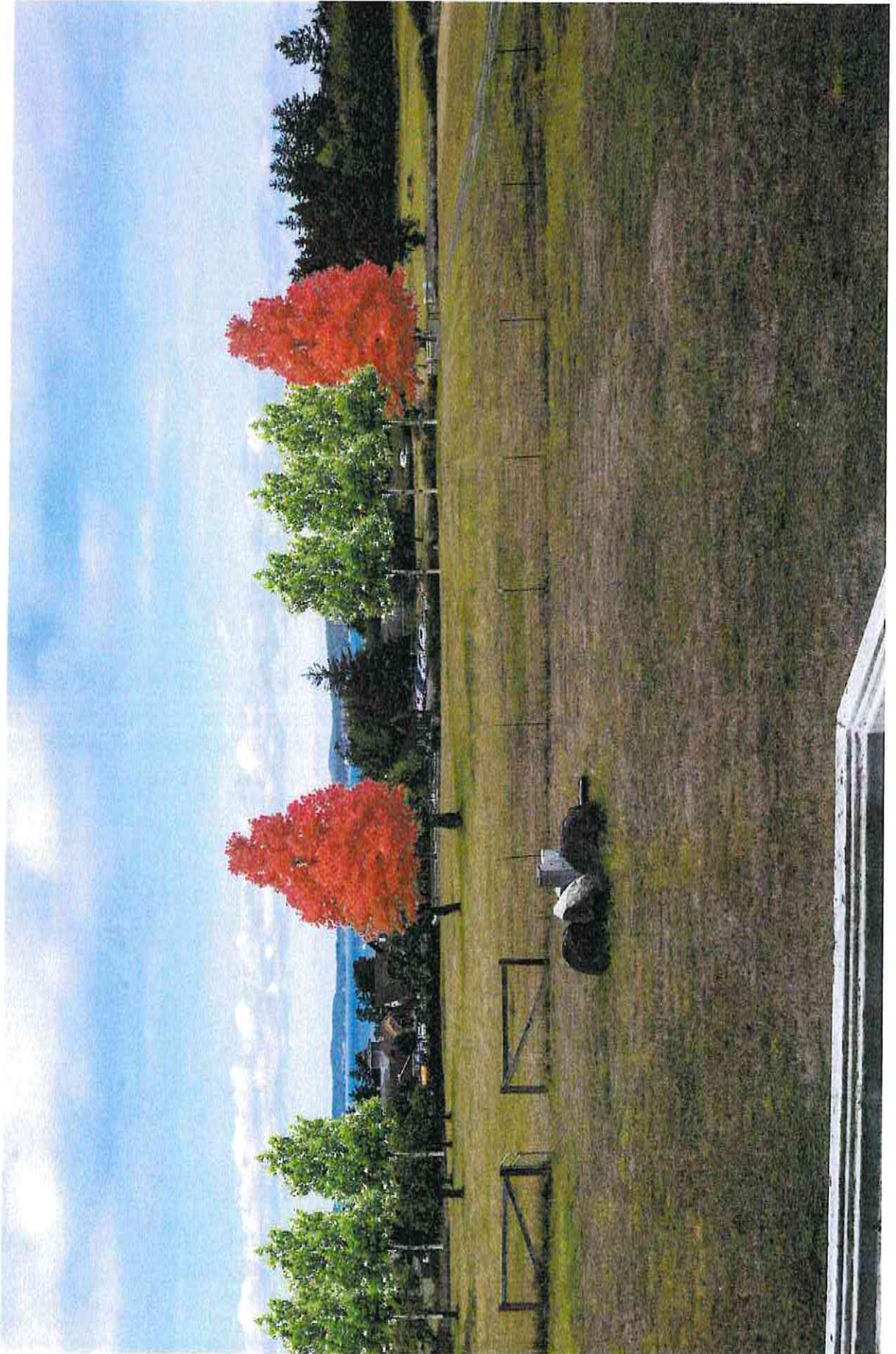


Exhibit C

Fisherman Bay Right-of-Way

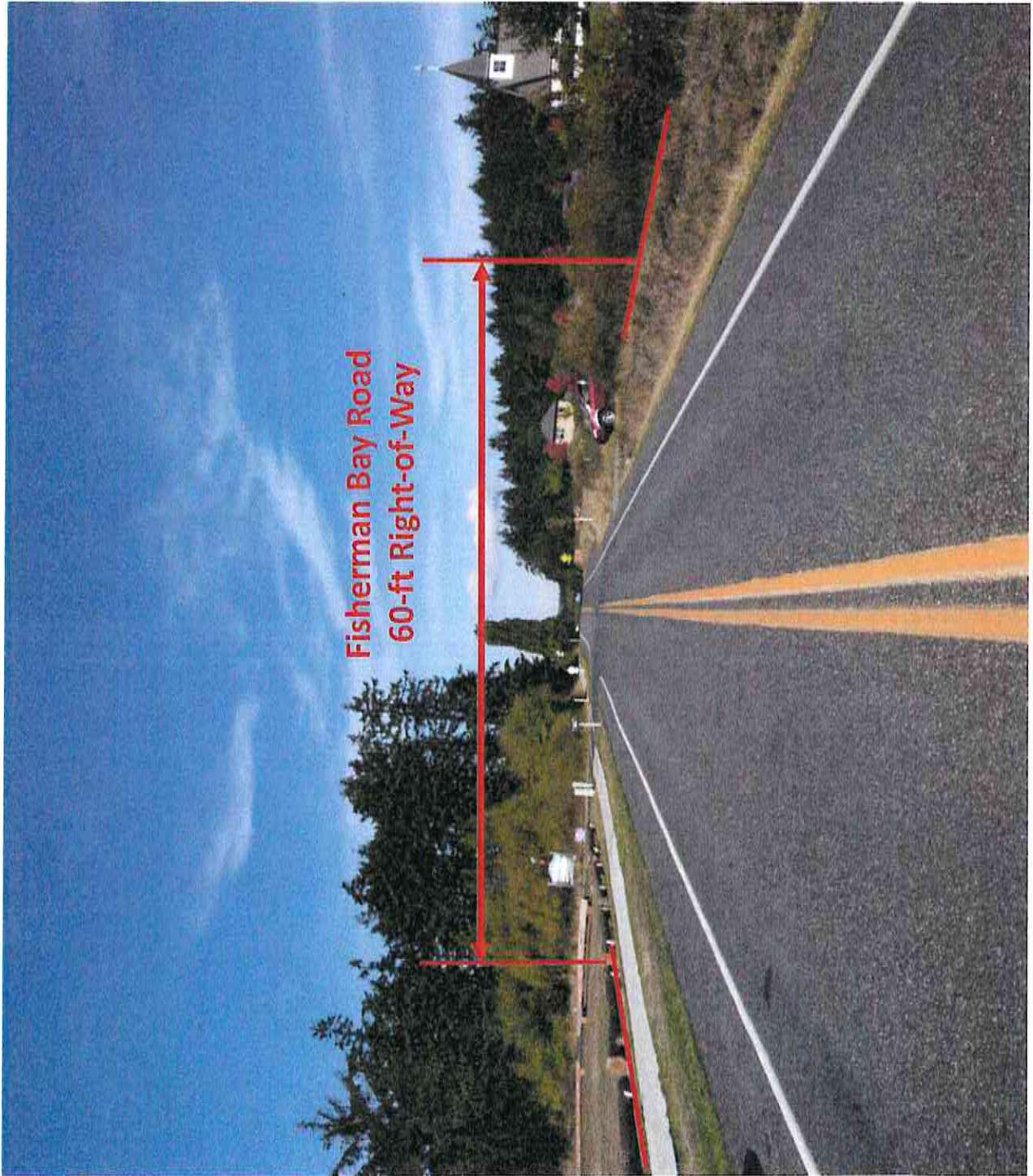


Exhibit E

Deed Restriction Authorizing Commercial Use

FILED AT REQUEST OF: M. Fred Weedon, Rt 2, Box 2683, Lopez, WA 98261

88151805

LAND USE RESTRICTIONS AND DEDICATIONS

WHEREAS, JOYCE A. FRALIC is the owner of all of the property within the confines of the SHORT PLAT FOR FRALIC, according to Plat recorded in Volume 6 of Short Plats, pages 1 and 1A, records of San Juan County, Washington; and

WHEREAS, GARY and KIMBERLY BERG, husband and wife, are purchasing Lot 1 of said SHORT PLAT FOR FRALIC, as above described; and

WHEREAS, as a part of said purchase and sale the parties hereto have agreed to certain land use restrictions, dedications and releases;

NOW, THEREFORE, in consideration of the mutual promises, benefits, and covenants, the parties agree as follows:

1. Lot 1, SHORT PLAT FOR FRALIC, according to Plat recorded in Volume 6 of Short Plats, page 1 and 1A, records of San Juan County, Washington, shall be subjected to the following appurtenant land use restrictions:

- a. Only the west 230' (as measured from the center of the roadway) may be used for commercial purposes and all lands lying east of said 230' shall be limited to residential use.
- b. The east 50' is hereby dedicated to be a green belt with no buildings to be located thereon whatsoever.
- c. No structures of any kind shall be built upon said premises with a height greater than 18' as measured from the natural grade of the land to the top of the building, except the existing house presently located on the premises. Said height limitation to include all trees and other growing objects, except the south 50' of Lot 1 to accommodate trees.
- d. No mobile homes may be placed upon Lot 1.

2. Lot 4, SHORT PLAT FOR FRALIC, according to Plat recorded in Volume 6 of Short Plats, pages 1 and 1A, records of San Juan County, Washington, shall be subject to the following appurtenant land use restriction and dedication:

The west 50' is hereby dedicated to be a green

Filed for Record at the Request
of ISLAND TITLE COMPANY

JUN 15 1988

at 22 min past 4p
and recorded in vol 211

Official Return, page 298-299

Jim Redfern

211 PAGE 298
OFFICIAL RECORD VOL

ORIGINAL

Exhibit E

Deed Restriction Authorizing Commercial Use

88151805

belt with no buildings to be located thereon
whatsoever.

3. Seller agrees, at buyer's sole expense, to execute and file a deed release for the west 230' (that area designated above for commercial use) upon the reduction of the underlying obligation to an amount of FORTY THOUSAND AND NO/100 (\$40,000) DOLLARS.

DATED this 14th day of June, 1988.

Joyce A. Fralic
JOYCE A. FRALIC

Gary Berg
GARY BERG

Kimberly Berg
KIMBERLY BERG

Unofficial
Copy

OFFICIAL RECORD VCL. 211 PAGE 299

Linda Ann Kuller

From: Rick Locke <rlocke@dataweb.com>
Sent: Friday, September 21, 2018 4:32 PM
To: bill@sanjuanco.com; Rick Hughes; jamie@sanjuanco.com; Linda Ann Kuller
Cc: bbporter@rockisland.com
Subject: Comments regarding beach restoration on the entrance to Fisherman's Bay

Council Members;

I believe that a dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area. Perhaps another location should be considered.

My wife and I have owned a home along Weeks Point Way for about 35 years; so we have some experience on this subject.

--

Richard C. Locke
Cell 206-769-8783

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**Public Comments of Kim Pasciuto
Joint Planning Commission/County Council Meeting
Sept 21, 2019, Lopez Island**

**Good morning,
In my brief comment time I would like to address two issues.**

First, the recently revised Vision Statement:

There are 33 whereas in the resolution adopting the amended Vision Statement. 6 describe the requirement to update it. 25 describe the number of times the public was asked and did participate or the efforts of a paid consultant to gather public input and staff time and energy and the planning commission review and revision.

Then it came to you.

We are disappointed. You asked for citizen participation and we stepped up. We spent countless hours in a lengthy process that required our participation multiple times.

We wanted you to be bold. We want you to be heroes.

Several people may speak to various concerns in public comment but I want to ask this:

You watered down the draft Vision and you also removed 8 substantive items (drinking water, mental health, eldercare and child care, proactive conservation measures, proactively addressing climate change, carbon neutrality, for example) and asked Staff to "provide follow through" to "help guide the development of goals and policies during the Plan's update?"

What exactly does that mean and what specifically is staff supposed to do with those 8 areas? Why are these areas not important enough to include in our Vision?

On the Sub-Area Plan:

- 1. If affordable housing is a priority can you point to recommendations that take into consider advances in**

affordable housing construction that encourage the construction of affordable housing.

2. The layering of many small requirements often unintentionally drives up the costs of construction. In the case of affordable housing, economic feasibility is one of the biggest hurdles. Are there requirements that increase the cost of affordable housing. If affordable housing is a priority, can exceptions be made to non-safety requirements?
3. How can you use this Sub Area Plan to demonstrate our commitment to affordable housing and create game changing opportunity?

Thank you for the opportunity to address you.

— Kim Pasciuto

Lopez Island

(360) 468-4944

Testimony Lopez Village Plan, September 21, 2018
Rhea Miller, Lopez

Equinox greetings!

We are in dramatically changing times. What was true 4 years ago is not necessarily true, accurate or applicable today. The GMA is now over 25 years old and suburbia is no longer a planning goal for sustainable living. Your own Director of Emergency Services says that in his tour of California communities that were victims of flood and fire—the best planned, best coiffed, most tidy, attractive communities were the least resilient and least regenerative. Why? Because the working people could no longer live there. They were at least 2 hours away, so when the communities experienced emergencies, there was no one there to help.

We are at a turning point with this Village Plan. I ask you to make every effort to foster the ability of working people to live and work in the Village. Live/work space is essential. Strictly Residential Restricted (RR) zoning does not work for an active, resilient community. We need extensive neighborhood enterprise overlays to allow for live/work spaces in the Village beyond the bounds of a cottage enterprise. Five trips a day is not enough. People can have their shops downstairs and their living quarters upstairs or out back. We are desperate for trades people and business employees.

You can restrict noise/lights/ after 5 p.m. in a neighborhood enterprise overlay. You can restrict undesirable odors. But do not make a huge section of the Village Residential Restricted. I could not oppose it more and have since the beginning of the process, as have other members of the village planning committee.

Secondly, you do not need to add further restrictions to food trucks in the village. The recommendation from the Village planning committee was not accurately passed forward. It was never their intention to restrict food trucks. We love food trucks. They enable working people to work and eat at an affordable price.

Thank you for listening.

Linda Ann Kuller

From: Robert Porter <bbporter@rockisland.com>
Sent: Friday, September 21, 2018 4:40 PM
To: Lopez Village Subarea Planning Comments
Subject: Fwd: Comments regarding beach restoration on the entrance to Fisherman's Bay

E-Mail sent from Bob Porter
Lopez Island, Washington

Begin forwarded message:

From: Rick Locke <rlocke@dataweb.com>
Date: September 21, 2018 at 4:32:11 PM PDT
To: bill@sanjuanico.com, rickh@sanjuanico.com, jamie@sanjuanico.com, lindak@sanjuanico.com
Cc: bbporter@rockisland.com
Subject: Comments regarding beach restoration on the entrance to Fisherman's Bay

Council Members;

I believe that a dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area. Perhaps another location should be considered.

My wife and I have owned a home along Weeks Point Way for about 35 years; so we have some experience on this subject.

--

Richard C. Locke
Cell 206-769-8783

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Linda Ann Kuller

From: Robert Porter <bbporter@rockisland.com>
Sent: Saturday, September 22, 2018 12:56 PM
To: Jamie Stephens
Cc: Linda Ann Kuller; Lopez Village Subarea Planning Comments; DL - Council; Bill Watson; Rick Hughes; Robert Porter
Subject: RE: Draft Lopez Village Plan

TO: Jamie Stephens, San Juan County Council

FROM: Bob Porter

RE: Comments regarding the Public Hearing and joint meeting of the County Council and the San Juan County Planning Commission on September 21st at the Lopez Community Center

Good Morning Jamie,

After reviewing and analyzing my notes late last night and after listening to the public testimony yesterday, I have a few additional observations and comments to add to the discussion and final decision and implementation.

During the entire time that the Lopez Village Planning and Review Committee spent in putting together the draft plan for the future development of the Village there was early on some discussion on water access and dock issues but it never went any further. As you know, it was not a part of or included in the final draft by this Committee. The Staff revisions were added after the final draft was published and distributed and posted on the San Juan County Web Page and Internet. No one was aware of these additions and probably are still unaware and only learned of them yesterday and only by those in attendance at the joint Council/Planning Commission meeting.

*. Slide titled "Staff Recommended Revisions". Addition to the Implementation Plan - Port project regarding access to Lopez Village (per 8-15-18 LVPRC meeting):

Several months ago, the Port of Lopez proposed the construction of a dock and float at either the end of Old Post Road (Haven Restaurant) or the county road end beach access on Weeks Point Way. The Port proposal, while well intentioned, was initially not thoroughly investigated or historically researched. Within two weeks of the LVPRC Meeting on 8/15, 28 property owners with personal knowledge of the tidal currents, past accidents, safety and navigational hazards at the entrance to Fisherman Bay voiced a strong negative response to this proposal as a bad idea and many have written letters on their own. In addition, four former Port of Lopez Commissioner's who have in the past been down this same road in both 1972 and 1992 oppose the Port's current proposal. In 1972, the U.S. Army Corps of Engineers mitigated essentially the same project down to a boat launch ramp. This is documented. San Juan County began construction and hauled in several loads of quarry rock, which remains today. The county and public works realized early on that this was a very poor and hazardous location for trailer launched boats and abandoned the entire project. In 1992, essentially the same project was again proposed, this time by the Port of Lopez. After a well attended standing room only negative public hearing and granting agency discouragement, the Port project was dropped. On or about August 15, 2018, this year, the United States Coast Guard called Port of Lopez Commissioner Paul Henriksen and informed him that any proposal for a dock in the channel or the entrance to Fisherman Bay would be denied. As a result, the Port of Lopez is withdrawing any further plans or investigation of a dock at either of these two locations. It is crystal clear at this point that the Staff should also withdraw this addition to the Implementation plan. However, in lieu of a dock, there is wide public support and no visible objection for beach restoration and enhancement at both of these locations. If the large and non native rocks were removed from the tidal area, kayakers and small boat owners would be more inclined to use those two beaches as they do extensively now to launch and beach their craft, rather than trespass

on private property. According to the experts shoreline small boat use does not adversely affect the habitat of either marine growth or forage fish habitat. There is no down side.

* Slide titled "Other Public Comment Highlights".

3rd bullet down. Dock/beach enhancement. Dock" should be eliminated. Beach restoration and enhancement should remain.

I trust these observations and recommendations will be seriously taken into consideration.

Sincerely,
BOB

Robert Porter, Ph.D
e-mail: bbporter@rockisland.com
Phone: 360-468-3267

E-Mail sent from Bob Porter
Lopez Island, Washington

Linda Ann Kuller

From: Heather Mitchell <heatherkmitchell@gmail.com>
Sent: Saturday, September 22, 2018 9:06 AM
To: Linda Ann Kuller
Subject: Comment on LVSP

Hello Linda-

I called in yesterday because I was having trouble with the link and phone numbers--Lynda told me I could email you.

I am not sure where this fits in the plan--but I am concerned about the level of light pollution in the village with more development. I live in one of the land trust houses near the land trust office and would like us to preserve our dark nights. There are fewer and fewer places where the nights are dark and Lopez is still one of those places. I've asked about this in relation to the plan before and have not heard back and would like a sense of whether or not this is a consideration and if not, how to get the conversation started.

I had hoped to come to the meeting--but it was scheduled during my work time.

Thank you!

Heather

--

Heather K. Mitchell
Inverness Research
<http://www.inverness-research.org/>
email: heatherkmitchell@gmail.com
phone: (360) 622-2263

SEP 24 2018

COMMUNITY DEVELOPMENT

August 31, 2018

To the Planning Commission, S.J. County Council, Lopez Sub-Area
Planning Committee Chair and the Lopez Port Commission,

As homeowners that own property at 26 and 46 Weeks Point Way we are resoundingly opposed to a dock being built at either the existing county park location or at the end of the county road near Haven.

Over the last 20 years we have witnessed many accidents and potential accidents because of tide changes, weather and current. We have first hand experience watching massive storms that would destroy any potential dock. The idea of a dock being built at either location would be a terrible navigational hazard. It would be difficult to estimate what the potential County liability could be if a dock was built in one of those locations, but it would be massive.

We currently watch and see how numerous dinghies use the end of the county road near "Haven" to shop and enjoy the village. Many of these boaters come from Fisherman's Bay. It seems like that use of the shoreline is working well.

Rather than use county funds for a dock it would make more common sense to clean up the rocks and boulders on the beach to make those areas more dinghy, kayak and paddle board friendly.

The idea of building a dock in either of those two areas makes **no** rational sense and we are both **strongly** opposed to that idea!

Yours truly,


Judi Westlund


Brian Westlund

Linda Ann Kuller

From: Heather Mitchell <heatherkmitchell@gmail.com>
Sent: Thursday, September 27, 2018 8:41 PM
To: Linda Ann Kuller
Subject: Re: Comment on LVSP

Hi Linda

Thanks so much for your email—I really appreciate it! I am so glad the planning committee addressed the issue of dark skies! How would the ordinance be monitored and enforced?

I have some other concerns—around density, and landscape preservation and planting's—how long do I have to comment?

What is done with the comments?

Thank you

Heather

On Monday, September 24, 2018, Linda Ann Kuller <lindak@sanjuanco.com> wrote:

Hi Heather,

I'm sorry you had trouble. I checked the website and the first link to the comment email didn't work but the second did. I also tested it by typing in the email and it worked fine. We received comments in that email box Friday. We'll fix the first link on the webpage.

In any case Council left the public hearing open so I will get your comments posted and to the Planning Commission and Council .

The Lopez Village Planning and Review Committee were also concerned about dark skies and proposed draft goals about dark skies and we used the dark sky model ordinance to draft the regulations.

These links work:

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

Submit any further comments here:

LVSPComments@sanjuanco.com

Draft Plan Page 68

Goal 4. Establish various height allowance overlays that protect view corridors and Village character.

Policy 4a. Allow a maximum thirty-five (35) foot height except in view corridors where a lower height is required based upon design review analysis.

Policy 4b. Mitigate vertical development with allowances for alternative site footprint.

Policy 4c. Reduce the impact of height where possible by aligning open space at the edge of a site to that of an adjoining site to expand the potential for view, solar and trail corridors.

Goal 5. Implement night lighting standards to minimize light pollution and facilitate views of the stunning starry night sky.

Policy 5a. Adopt dark sky regulations based on the L-21 lighting regulations from the most current Joint IDA-IES Model Lighting Ordinance.

Policy 5b. Provide community education on lighting requirement.

Page 50 -51 Draft Regulations

18.XX.XX Lighting.

A. The basis for these lighting regulations is the low ambient lighting standards, LZ1 from the 2011 Joint IDA-OES Model Lighting Ordinance (MLO). Lighting allowances are based on lumens, a unit of measure used to quantify the amount of light produced by a lamp (the source of optical radiation; i.e. lamp, bulb, tube, etc.), or emitted from a lighting fixture.

B. These regulations are intended to:

1. Permit the use of outdoor lighting that does not exceed minimum levels recommended for night-time safety, utility, security, productivity, enjoyment and commerce;
2. Minimize adverse off-site impacts such as light trespass, glare and obtrusive light;
3. Minimize light pollution, reduce sky glow and improve stargazing;
4. Protect wildlife from the adverse effects of night lighting; and
5. Conserve energy and resources.

C. Any lighting term not described in this section or defined in Chapter 18.20 SJCC may be found in the MLO.

D. The following are prohibited within Lopez Village:

1. Lighting in which any single lighting fixture exceeds twenty thousand (20,000) lumens or the total lighting load of all fixtures exceeds one hundred sixty thousand (160,000) lumens;
2. Aerial lasers;
3. Searchlights and spotlights;
4. Landscape lighting; and
5. Shielded directional flood lighting.

E. The following general lighting standards apply in the Lopez Village urban growth area:

1. All outdoor lighting shall be installed in conformance with this section, and applicable sections of the County's construction and electrical codes.
2. Exterior lighting shall be limited to the maximum lumens allowed for each site and shall be fully shielded. All light emitted must be projected below the horizontal plane through the lowest light-emitting part of the fixture.
3. Exterior lighting shall be directed downward and away from adjoining properties, public rights-of-way, and natural and wildlife habitats. Direct glare and reflection must be contained within the boundaries of the parcel.
4. No lighting shall blink or flash.
5. All sources of radiation from lamps, bulbs, tubes, etc. are to be rated at no more than three thousand (3,000) kelvin, the sources' temperature rating.
6. Lighting installed in parking areas shall be designed so that the light source is not visible from adjacent property. Direct cutoff lights are recommended.

F. The total allowed site lumens for all commercial, institutional, mixed-use, or multiple-family residential developments with common outdoor areas such as parking or garden areas shall be determined by one of the following methods, as appropriate:

1. The parking space method may be used for properties having up to ten (10) parking spaces Using this method, the site is allowed four hundred and ninety (490) lumens for each parking space, or
2. The hardscape area method may be used for all sites. Using this method, 1.25 lumens are allowed per square foot of hardscape. Hardscape includes parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and nonvegetated landscaping improvements and that are ten (10) feet or less in width. Additional lumens beyond the base allowance are allowed for the following:
 - a. Four thousand (4,000) lumens per installed fuel pump at a service station; and
 - b. Up to six hundred (600) square feet of lumens at intersections of site driveways and public roads calculated on one and one quarter (1.25) lumens per square foot.

G. Lighting for residential properties including multiple family residential properties without common areas shall be fully shielded and shall not exceed one thousand two hundred sixty (1,260) lumens for each fixture (i.e. the total lumens of each lamp times the number of lamps in a lighting fixture). Exceptions and limitations are as follows:

1. One partly shielded or unshielded lighting fixture not exceeding four hundred twenty (420) lumens is allowed at the main entry.
2. Lighting installed with a vacancy sensor, where the sensor extinguishes the light no more than fifteen (15) minutes after the area is vacated.

H. Automatic switching controls shall be required in all new lighting fixtures to extinguish lighting when sufficient daylight is available. Outdoor lighting shall be reduced by at least thirty percent (30%), or lighting shall be extinguished by 7:00 p.m. between November 1 and March 15, and 9:00 pm between March 16 and October 31. Lighting reductions are not required for the following:

1. Code required lighting for steps, stairs, walkways, and residential building entrances;
2. Motion activated lighting;
3. Lighting governed by a specific development or project permit in which times of operation are specifically identified; and
4. Other uses determined by the director where lighting levels must be maintained for safety.

I. Outdoor lighting installed after the effective date of this ordinance including replacement of bulbs shall comply with this section unless it is exempted below:

1. Lighting within a public right-of-way or easement for the purpose of illuminating roads or trails;
2. Repairs to existing lighting fixtures for a period of up to ten (10) years after the date of adoption of this ordinance.
3. Temporary lighting for theatrical, television, performance areas and construction sites, and temporary seasonal lighting with individual lamps less than ten (10) watts and seventy (70) lumens. Temporary lighting shall only be installed and operated for a period not to exceed sixty (60) day. After sixty (60) days, the lighting shall be completely removed and not operated again for at least thirty (30) days;

4. Lighting used during an emergency; and

5. Lighting required by state or federal law.

J. Whenever there is a new use of a property in the village commercial and institutional designations, all outdoor lighting on the property shall be brought into compliance with these regulations prior to the occupation of the changed use.

K. If a major addition to a use or structure occurs on a property in the village commercial or institutional designations, lighting for the entire use or structure shall comply with the requirements of this section. For purposes of this section, major additions include:

1. The addition of twenty-five percent (25%) or more of additional dwelling units, gross floor area, seating capacity, or parking spaces, in a single addition, or in cumulative additions that occur *after the effective date of this Ordinance, or*

2. The addition, modification or replacement of twenty-five percent (25%) or more of outdoor lighting fixtures in a single addition, or in cumulative additions that occur after the effective date of this ordinance.

Thank you for your comments,

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: Heather Mitchell <heatherkmitchell@gmail.com>

Sent: Saturday, September 22, 2018 9:06 AM

To: Linda Ann Kuller <lindak@sanjuanco.com>

Subject: Comment on LVSP

Hello Linda-

I called in yesterday because I was having trouble with the link and phone numbers--Lynda told me I could email you.

I am not sure where this fits in the plan--but I am concerned about the level of light pollution in the village with more development. I live in one of the land trust houses near the land trust office and would like us to preserve our dark nights. There are fewer and fewer places where the nights are dark and Lopez is still one of those places. I've asked about this in relation to the plan before and have not heard back and would like a sense of whether or not this is a consideration and if not, how to get the conversation started.

I had hoped to come to the meeting--but it was scheduled during my work time.

Thank you!

Heather

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Heather K. Mitchell
Inverness Research
<http://www.inverness-research.org/>
email: heatherkmitchell@gmail.com
phone: (360) 622-2263

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Heather K. Mitchell
Inverness Research
<http://www.inverness-research.org/>
email: heatherkmitchell@gmail.com

phone: (360) 622-2263

Linda Ann Kuller

From: Heather Mitchell <heatherkmitchell@gmail.com>
Sent: Sunday, September 30, 2018 11:43 AM
To: Lopez Village Subarea Planning Comments
Cc: Linda Ann Kuller
Subject: LVSP comment

Dear Members of the LVPRC-

I am impressed with the thoughtfulness and thoroughness of the proposed plan for the Lopez Village Urban growth area.

I support and commend your inclusion of dark sky lighting regulations especially, and also appreciate your vision in terms of preserving view sheds, and improving connectivity and walkability. I also appreciate your vision that the village buildings remain at human scale and align with 'island' architecture, that open spaces, public lands, natural vegetation, and wildlife habitat and corridors are preserved and added to, and that the impact of parking is minimized. It truly is an inspiring read, this draft plan--thank you, I know this took an incredible amount of time and effort.

I do have one concern--about the affordable housing density bonus allowing 12 homes per acre. I completely understand the pressing need for affordable housing on Lopez--I live in a land trust home. Most of the land trust communities on Lopez have around 7-8 homes per acre, I believe. My experience in living in three of these communities suggests to me that this density is ideal, and that adding more homes will likely compromise many of the Goals for Healthy Community you've laid out in the draft plan--for example

Open Space, Natural and Scenic Resources-Goal 3

Protect, preserve and enhance the community's natural assets including the bay, shorelines, streams, views, wildlife habitat, riparian corridors, wetlands, steep slopes, agricultural land, and abundant natural vegetation that are key to the quality of life and the economic development of Lopez Island.

Landscaping-Policy 1c

Preserve existing significant trees and understory vegetation during new development to the fullest extent practical.

Built Environment--Goal 5

Implement night lighting standards to minimize light pollution and facilitate views of the stunning starry night sky.

Housing-Goal 6, policy 6f

Provide open green ways including water features, gardens and play fields within and outside of residential developments.

My concern is that 12 homes/acre would significantly increase noise and light pollution (homes and cars) and would decrease natural habitat beyond what is a healthy balance for the humans, wildlife

and native vegetation. At the density currently allowed, our land trust communities make room for natural vegetation and wildlife habitat between housing developments and between homes. This provides habitat for local wildlife such as bats and many species of birds--and provides those who live in these communities an experience of connection to the island's natural environment and through it 'rural tranquility'--one of the treasures called out in the plan and the reason most of us make the effort to live on this island. We can see open space out some of our windows, we have the dark sky overhead, we have wildlife corridors and wild native plants surrounding us. We have a healthy balance between affordable housing density and preservation of the connection to the natural environment--we live close to the village but still feel like we live on a rural island--this is crucial to preserve!

I'm not sure if this is included in the plan--but I would like to see a policy around requiring a habitat buffer around a certain number of homes--8 for example--to eliminate the possibility of creating dense neighborhoods that completely lose their rural tranquility, wildlife habitat and integration with the natural environment.

Thank you for helping all of us to preserve the beauty and rural character of Lopez!

Sincerely, Heather Mitchell

Heather K. Mitchell
Inverness Research
<http://www.inverness-research.org/>
email: heatherkmitchell@gmail.com
phone: (360) 622-2263

Linda Ann Kuller

From: Sorrel <sorrel@seventhstone.net>
Sent: Sunday, September 30, 2018 12:30 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Village Plan

Hi there,

I have been looking over the Lopez Village Plan, which seems very comprehensive and well thought out. My only comment (not surprisingly since it is next door :) are the lots directly east of the Innisfree Land Trust on Milagra Lane. On the initial plan there are 3 lots shown with single dwelling capacity. On the proposed LVR dwelling capacity there are 4 lots shown with a proposed 2-10 dwelling capacity.

I want to point out that the land directly east of Innisfree Land Trust, which also contains the Milagra Well System, is a watershed and (undesignated) seasonal wetlands area. I have contacted the county about this in the past, due to concerns about drainage on the Lopez Community Land Trust owned property (Innisfree) which is directly downslope from this wetlands area. In the winter, these parcels are literally under water. The flora consists primarily of willow, alder and other wetland type plants. I had to install a curtain drain to semi-divert runoff, but my (and all neighbor's downhill) crawl spaces still fill with water during the winter months, as do the neighbor's directly north of us.

I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.

Thank you for looking into this as you move forward with the LVP.

Sincerely,

Sorrel North

Pixie Eslinger

297 Normandy Lane
Lopez Island, WA
98261
847-271-6617
eslingerpixie@msn.com

S.J.C. DEPARTMENT OF

9/28/2018

OCT 01 2018

COMMUNITY DEVELOPMENT

To whom it may concern,

I am writing today regarding the low to moderate income, housing situation on Lopez Island. As I am sure you are aware, in many high tourism communities across the nation, low to moderately priced housing is a problem. Workers are often priced out of the housing market and thus there is a shortage of workers, causing costs to further escalate. Currently Lopez is experiencing this problem. The cost of land in areas zoned for high density housing (Lopez Village Urban Growth District and Lopez Marine Center) is too high to reasonably expect homes built on it would be low or even moderately priced. While I have not researched land in the "cluster housing" zoned area in Island Center, I suspect, the larger lot size negates any benefit.

With the master plan being re-written, I feel it is a good time to get to the bottom of the problem and come up with a concrete plan to resolve the situation. To that end, I would like to propose a task force be formed to investigate a second Urban Growth District in the interior of the island where land cost is lower.

To determine housing needs, business owners should be consulted to identify what type of workers are needed (tradesmen, technical, clerical, restaurant workers, housekeepers, farm workers, etc.) and whether they are needed year-round or seasonally. The skill groups identified should then be consulted as to the type of housing they would like to have available.

With this data in hand, the task force should investigate pros and cons of an interior Lopez Island Urban Growth District which would allow for apartments, condominiums, high-density housing and possibly dormitories for summer workers.

Thank you for your consideration of this matter. Please let me know if there is anyway I can be of assistance.

Respectfully,



Pixie Eslinger

	A Date	B Name	C Comment summary except food truck comments and those prior to the LVPRC Recommendation*	D Commenter's Suggested Changes	F Link to Comment	G LVPRC Recommendation October 12, 2018
1						
2			* https://www.sanjuanco.com/1363/Public-Comments			
3	9/30/2018	Heather Mitchell	Density of 7-8 homes per acre may be ideal, bonus of up to 12 might be too much and conflict with healthy living goals, increase noise and light pollution (homes and cars) and decrease natural habitat beyond what is a healthy balance for humans, wildlife and native vegetation.	Add a policy requiring a habitat buffer around certain number of homes (8?) to eliminate potential for dense neighborhoods that lose rural tranquility. Density bonus of 7-8 units per acre is suggested as better.	https://www.sanjuanco.com/DocumentCenter/View/16981/2018-09-30_PUB_Mitchell	No change.
4	9/21/2018	Kim Pascuito	If affordable housing is a priority can you point to recommendations that take into consideration advances in affordable housing construction that encourages construction of affordable housing. The layering of many small requirements often unintentionally drives up the costs of construction. In the case of affordable housing, economic feasibility is one of the biggest hurdles. Are there requirements that increase the cost of affordable housing. If affordable housing is a priority, can exceptions be made to non-safety requirements? How can you use this Sub Area Plan to demonstrate our commitment to affordable housing and create game changing opportunity?	Make exceptions to non-safety requirements for affordable housing.	https://www.sanjuanco.com/DocumentCenter/View/16962/2018-09-21_PUB_Pascuito_Vision	Allow a variance/deviation from pervious parking requirements in proposed 18.30.XXX Lopez Village parking requirements item (L). <u>Except for parking lots proposed in permanently affordable housing projects, All uncovered on-site parking lots of five (5) or more spaces in the village commercial and institutional designations shall be designed and installed using pervious surfaces. This is found on page 67 of the draft regulations.</u>
5	9/21/2018	Robert Porter	Proposal to clean up the beach at Old Post Road and the Public Access beach on Weeks Point Way. We wanted to voice our support of this effort. It is our understanding that the non-native, large quarry rock that was brought to these beaches back in 1972 would be removed. It is also our understanding that the Friends of the San Juans would head up the work necessary to remove these large rocks and make the beaches cleaner, uncluttered and useable through most tides for the beaching of dinghies, kayaks, and other small boats and paddle boards.	Remove beach rocks - add to implementation plan and policies?	https://www.sanjuanco.com/DocumentCenter/View/16963/2018-09-21_PUB_Porter_Beach	Add beach restoration to implementation list: <u>Beach restoration projects on all Lopez Village beaches are encouraged.</u>
6	9/21/2018	Porter	I believe that a dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area. Perhaps another location should be considered.	Consider other locations for docks.	https://www.sanjuanco.com/DocumentCenter/View/16964/2018-09-21_PUB_Porter_Dock	No change. Implementation plan says: Explore options for marine facilities that would provide access to Lopez Village. It does not say docks. It would consider of kayak/canoe access, etc.

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

1	A Date	B Name	C Comment summary except food truck comments and those prior to the LVPRC Recommendation*	D Commenter's Suggested Changes	F Link to Comment	G LVPRC Recommendation October 12, 2018
7	9/22/2018	Robert Porter	<p>There was early on some discussion on water access and dock issues but it never went any further. As you know, it was not a part of or included in the final draft by this Committee. The Staff revisions were added after the final draft was published and distributed and posted on the San Juan County Web Page and Internet. No one was aware of these additions and probably are still unaware and only learned of them yesterday and only by those in attendance at the joint Council/Planning Commission meeting. Dock/beach enhancement. Dock" should be eliminated. Beach restoration and enhancement should remain. Addition to the Implementation Plan - Port project regarding access to the Village per 8-15-18 LVPRC meeting: Several months ago, the Port of Lopez proposed the construction of a dock and float at either the end of Old Post Road (Haven Restaurant) or the county road end beach access on Weeks Point Way. The Port proposal, while well intentioned, was initially not thoroughly investigated or historically researched. Within two weeks of the LVPRC Meeting on 8/15, 28 property owners with personal knowledge of the tidal currents, past accidents, safety and navigational hazards at the entrance to Fisherman Bay voiced a strong negative response to this proposal as a bad idea and many have written letters on their own. In addition, four former Port Commissioner's who have in the past been down this same road in both 1972 and 1992 oppose the Port's current proposal. In 1972, the U.S. Army Corps of Engineers mitigated essentially the same project down to a boat launch ramp. This is documented. San Juan County began construction and hauled in several loads of quarry rock, which remains today. The county realized that this was a very hazardous location for trailer launched boats and abandoned the project. In 1992, essentially the same project was again proposed, this time by the Port . After a well attended negative public hearing and granting agency discouragement, the Port project was dropped. On or about August 15, 2018, this year, the US Coast Guard called Port Commissioner Paul Henricksen and informed him that any proposal for a dock in the channel or the entrance to Fisherman Bay would be denied. As a result, the Port is withdrawing any further plans or investigation of a dock at either of these two locations. It is crystal clear that the Staff should also withdraw this addition to the Implementation plan. However, in lieu of a dock, there is wide public support and no visible objection for beach restoration and enhancement at both of these locations. If the large and non native rocks were removed from the tidal area, kayakers and small boat owners would be more inclined to use those two beaches as they do extensively now to launch and beach their craft, rather than trespass on private property. and no not adverse effects.</p>	Eliminate dock.	https://www.sanjuanco.com/DocumentCenter/View/16965/2018-09-21_PUB_Porter_Dock_2	Docks are not specifically mentioned in the implementation plan, so no change is needed. See above regarding beach access and restoration. Otherwise no change is recommended.

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

	A	B	C	D	F	G
	Date	Name	Comment summary except food truck comments and those prior to the LVPRC Recommendation*	Commenter's Suggested Changes	Link to Comment	LVPRC Recommendation October 12, 2018
1	9/21/2018	K and R Wilburn	We live at 1823 Fisherman Bay Road, which is on the east side of the Village. The Plan lists our home as one of the historic buildings of the Village (p. 22, line 29). In general, we oppose the adoption of the plan as proposed currently. Specifically, we have the following concerns, comments, and requests: Proposed Viewsheds - Page 20, Map 1 The Plan references the need to preserve significant viewsheds from the east side of Fisherman Bay Road over the rest of the Village (p. 19, lines 15-18). "Views from the Village to the surrounding water and landforms are an integral and significant part of the character of the place." However, the above-referenced map does not provide any protection of the view for the property owners located east of Fisherman Bay Road. Attached Exhibit A shows the existing view from the east side of the Village to the surrounding water and landforms that future development could block if protected view corridors remain limited to a small portion of the Village as proposed. We ask that you modify Map 1 to extend the viewshed designation over the entire urban growth area to ensure protection of the viewsheds from the east side of Fisherman Bay Road. Proposed Tree Planting Plan - Page 26, Map 2 The Plan proposes planting of trees along the Fisherman Bay Road right-of-way in front of our home. The plan proposes planting Paper Birch trees in front of our house along the east side of Fisherman Bay Road and planting Sugar Maple trees in front of our house along the west side of Fisherman Bay Road. According to the Arbor Day Foundation, the Paper Birch grows to a height of 50-70 feet and a width of 35 feet, while the Sugar Maple grows to a height of 60-75 feet and a width of 40 to 50 feet. Exhibit B shows how these trees, at maturity, would block the viewsheds for those property owners on the east side of Fisherman Bay Road. Exhibit C shows the Fisherman Bay Road right-of-way as well as the lack of any space to plant trees on the east side of the road. Besides the lack of space, OP ALCO, Rock Island, and the Fisherman Bay Sewer District have utilities located on the east side of the road. Planting trees with invasive roots would be detrimental to the utilities located along Fisherman Bay Road. We ask that you modify Map 2 to eliminate the proposed trees along Fisherman Bay Road.	Modify Map 1 to extend the viewshed designation over the entire urban growth area to ensure protection of the viewsheds from the east side of Fisherman Bay Road. We ask that you modify Map 2 to eliminate the proposed trees along Fisherman Bay Road.		No change is recommended. The viewshed is unlikely to be affected. The proposed trees were intended to have a traffic calming effect on Fisherman Bay Road. There is no plan for the development yet and most issues could be resolved.
8	9/21/2018	K and R Wilburn Continued	Proposed Connectivity Plan - Page 46, Map 7 While we general encourage the addition of paths on the island along Center Road, which object to the Connectivity Plan as proposed. First, the plan shows the construction of a proposed Secondary Path across our private property ... that links to nothing. Instead of the Bridge to Nowhere, the Plan proposed the Path to Nowhere. Only one property, our neighbor Bette Shuh, lives to the east of our property. No other property would benefit from a path across our private property. Proposed Land Use Designations The Plan proposes changing the Land Use designation for our property to Village Residential (see page 31, Map 5). This proposed change is counter to the existing deed and plat restrictions that run with the land. When Joyce Fralic subdivided her property via the Short Place for Fralic recorded in Volume 6, Page 1 of the San Juan County Records, she restricted the use of each property to one SFR via a plat restriction. Please see the attached Exhibit D . Furthermore, Ms. Fralic added a deed restriction that authorized use of the western 230 feet of our property as commercial, as shown on Exhibit E . We purchased the property specifically due to this existing authorization outlined in the deed restriction along with the existing Village Commercial designation for our property. The Plan notes that the Village's current use designation is Village Commercial (p. 28, Map 3). The Plan further notes that the Village's quality of life "is enhanced by its character, natural environment, walkability, and mix of uses" (p. 27, lines 17-18) and that the existing uses within the Village "encompass a mix of commercial, residential, institutional, park, open space, and vacant land" (p. 27, lines 33-35). The Plan proposes changing the Land Use designation for our property to Village Residential (see page 31, Map 5). This proposed change is counter to the existing deed and plat restrictions that run with the land. So, the existing use designation of Village Commercial has not	<u>Path to nowhere across property</u>		No changes are recommended. The LVPRC did propose allowing neighborhood enterprise use in all Village residential designations as a conditional use.
9						

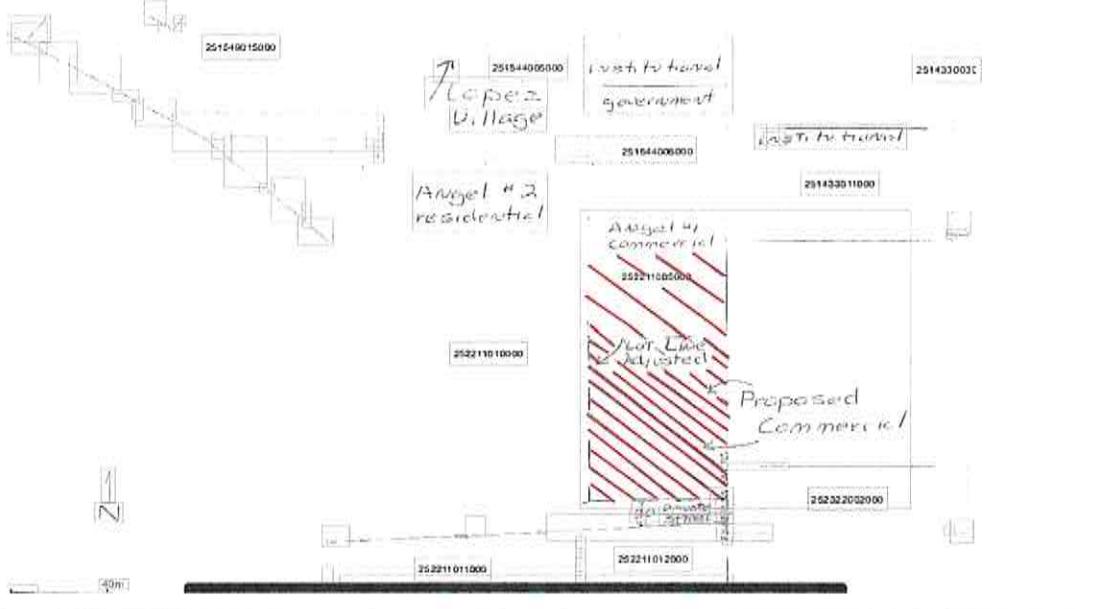
Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

	A	B	C	D	F	G
	Date	Name	Comment summary except food truck comments and those prior to the LVPRC Recommendation*	Commenter's Suggested Changes	Link to Comment	LVPRC Recommendation October 12, 2018
1	9/21/2018	K and R Wilburn Continued	precluded the Village from developing in a manner that enhances the quality of life. Why change it? The Plan never explains in any detail why the change in land use is necessary or even beneficial. The Plan lacks any cost-benefit analysis of any proposed changes. We and other Village property owners support designation of the UGA as Village Mixed Use. First, such a designation would recognize existing uses which according to the Plan enhances our quality of life (p. 27, lines 17-18). Second, numerous economic benefits are related to mixed-use development that promotes a walkable, built environment, increases private investment, leads to higher property values, promotes our main industry - 'We ask that you modify Map 8 to designate the entire Village as a new land use designation of Village Mixed Use.	'We ask that you modify Map 8 to designate the entire Village as a new land use designation of Village Mixed Use.		No change is recommended.
10	8/31/2018	J and B Westlund	Rather than use county funds for a dock it would make more common sense to clean up the rocks and boulders on the beach to make those areas more dinghy, kayak and paddle board friendly. 'The idea of building a dock in either of those two areas makes no rational sense and we are both strongly opposed to that idea!	Restore beaches.	https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock	See above.
11	9/21/2018	R Locke	A dock on the entrance to Fisherman Bay is unnecessary and perhaps even unsafe. Boat traffic in and out of the bay gets moderately congested during the July/August time frame and it is not uncommon to see several boats jockeying for position in that narrow passage. It seems to be a good site for launching kayaks or other small craft at that site; but a dock would only further congest the area.		https://www.sanjuanco.com/DocumentCenter/View/16967/2018-08-31_PUB_Westlund_Dock	See above.
12	9/21/2018	Rhea Miller	Make every effort to foster the ability of working people to live and work in the Village. Live/work space is essential. Strictly Residential Restricted (RR) zoning does not work for an active, resilient community. We need extensive neighborhood enterprise overlays to allow for live/work spaces in the Village beyond the bounds of a cottage enterprise. Five trips a day is not enough. People can have their shops downstairs and their living quarters upstairs or out back. We are desperate for trades people and business employees. You can restrict noise/lights/ after 5 p.m. in a neighborhood enterprise overlay. You can restrict undesirable odors. But do not make a huge section of the Village Residential Restricted. I could not oppose it more and have since the beginning of the process, as have other members of the village planning committee.	Do not restrict a huge section of the Village to Village Residential.	https://www.sanjuanco.com/DocumentCenter/View/16969/2018-09-21_PUB_Miller_Neighborhood_Enterprise	Change the land use table and notes to allow Neighborhood Enterprises in the Village Residential designation with a Conditional Use Permit. See staff report.
13	9/22/2018	H Mitchel	Concerned with level of light pollution.		https://www.sanjuanco.com/DocumentCenter/View/16970/2018-09-21_PUB_Mitchell_Light_Pollution	No changes, lighting regulations are based on model dark sky regulations.
14	9/18/2018	M Mechaley	Support proposal to clean up the beach at Old Post Road and Weeks Point Way.	Clean up beaches.	https://www.sanjuanco.com/DocumentCenter/View/16928/2018-09-18_PUB_Mechaley_Beaches	See above.
15	9/17/2018	R Porter	Several months ago the Port of Lopez began an investigation and proposal to construct a dock and float at the direct opening to Fisherman Bay on the County access on Weeks Point Way, Lopez Island. Their alternate site was at the end of Old Post Road by the Haven Restaurant. After further consideration and a rejection as a bad idea by property owners and 4 former Port Commissioner's and finally a rejection by the U.S Coast Guard for the use of either site due to a navigational and safety hazard, the Port of Lopez has dropped the idea. In lieu of a dock, both sites could be improved for beach landing by the increased use of kayakers and small boat owners by removing many of the large rocks and making these landings compatible with the adjacent property owners. As it is now, most users are trespassing on private property to protect their equipment. It is recommended to the Lopez Village Sub Area Planning Committee, the San Juan County Council and the San Juan Planning Committee that this recommendation receive serious consideration and included into the Draft Plan.	Improve beach landing.	https://www.sanjuanco.com/DocumentCenter/View/16931/2018-11-17_PUB_Porter_2nd_dock	See above.
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Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

	A	B	C	D	F	G
1	Date	Name	Comment summary except food truck comments and those prior to the LVPRC Recommendation*	Commenter's Suggested Changes	Link to Comment	LVPRC Recommendation October 12, 2018
17	9/10/2018	Weeks Garage, LLC Weeks Barn LLC	<p>2262 and 2290 Fisherman Bay Road. Expand the existing commercial zoning south along Fisherman Bay Rd at Hummel Lake Road. I control two lots; one along Fisherman Bay Rd zoned commercial (old service station site) and a larger lot abutting the commercial lot on the west and south zoned residentially. My intention is to adjust the lot line of the commercial lot to extend commercial use along Fisherman Rd to the south. The remainder of the other lot would be used for residential development. Our goal is to enhance the existing quality of the Village for livability, government, and recreation. The draft plan clearly asserts the community's intension to support the village as a distinct and memorable place that is a compact and easily identified mixed use core. The village is to support walking/human scale development. The various clusters of economic activity provide the island residents/visitors with jobs and community services. Commercial, at this location, provides other services to the island that may not be appropriate in the pedestrian oriented Village center. The site along Fisherman Bay Rd is accessible to the island residents and reduces traffic impact on the village center. Commercial uses are much more appropriate along Fisherman Bay Rd where the larger commercial site can screen the residential uses to the west. A private road will be developed on the south side of the commercial area to provide across from Fisherman Road to the higher density residential to the west. The private street also clearly marks the southern end of commercial uses on Fisherman Bay Road. The commercial zoning allows for diversity of commercial uses, marks a clear end to the institutional, government, and commercial uses on Fisherman Bay Rd, and supports a dense residential development on my property to the west. My property is adjacent to the south of the village's core. The proposed higher density residential use provides density close to the village center and reduces pressure for conversion of existing single family areas to higher residential density. The flat frontage on Fisherman Bay Road is best suited for commercial use. The commercial frontage fulfills the plan's goals and objectives through providing commercial at the key intersection of Hummel Lake Road and Fisherman Bay Road. The larger commercial site supports the higher density residential on my adjoining property to the west and the government/institutional uses directly to the north.</p>	<p>Request that you expand the existing commercial zoning south along Fisherman Bay Road at Hummel Lake Rd for 2262 Fisherman Bay Road and 2290 Fisherman Bay Road (see map below).</p>	<p>https://www.sanjuanco.com/DocumentCenter/View/16932/2018-09-10_PUB_Angel_Weeks_Gar_Barn_Req_VC</p>	<p>No change is recommended. The existing residential property is proposed to be Village Residential.</p>

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

1	A Date	B Name	C Comment summary except food truck comments and those prior to the LVPRC Recommendation*	D Commenter's Suggested Changes	F Link to Comment	G LVPRC Recommendation October 12, 2018
18	9/10/2018	Weeks Garage, LLC Weeks Barn LLC continued			https://www.sanjuanco.com/DocumentCenter/View/16933/2018-09-17 PUB Porter Dock Beach	
19	9/17/2018	R Porter	Supports clean up of beaches at end of Old Post Rd and Weeks Point Way.	Restore beaches.		
20	9/18/2018	Friends of San Juans	<p>Friends of the San Juans commends the staff and committee that worked to develop the Lopez Village Plan. The plan provides strong support for the protection of the natural environment, plans for climate change, and maintains the rural character of Lopez. The Lopez Village Plan provides an opportunity for restoration and protection actions that help forage fish, salmon and ultimately Southern Resident Killer Whales. One example of a shoreline habitat project within the Lopez Village UGA is rock removal and beach restoration at the county road end on Weeks Point Way to unbury potential forage fish spawning habitat. Staff Note: Other comments about the Growth Reserve Area will be forwarded to the Comp Plan Update Comments: 2. Remove high quality shoreline parcels with significant wetland habitat from the Lopez Village Growth Reserve Area (Plan pg. 28 map 3).</p>	<p>Add a new marine shoreline habitat specific goal to the Natural Systems and Habitat section of the goals and policies (Plan pages 72 and 73); Add a new goal to the Natural Systems and Habitat section for Marine Shorelines Goal 7. Protect and enhance significant marine shoreline habitat in the Lopez UGA. Policy 7a. Collaborate with landowners and other partners to protect and enhance Village shoreline habitats through land conservation, habitat restoration and other means.</p>	https://www.sanjuanco.com/DocumentCenter/View/16936/2018-09-18 PUB Friends Whitman Beachpdf	LVPRC recommends the addition of these proposed changes to the goals and policies.

Lopez Village Plan Summary of Public Hearing Comments (except food truck comments)

	A	B	C	D	F	G
	Date	Name	Comment summary except food truck comments and those prior to the LVPRC Recommendation*	Commenter's Suggested Changes	Link to Comment	LVPRC Recommendation October 12, 2018
1	9/30/2018	Sorrel North	The Lopez Village Plan seems very comprehensive and well thought out. My only comment (not surprisingly since it is next door :) are the lots directly east of the Innisfree Land Trust on Milagra Lane. On the initial plan there are 3 lots shown with single dwelling capacity. On the proposed LVR dwelling capacity there are 4 lots shown with a proposed 2-10 dwelling capacity. The land directly east of Innisfree Land Trust, which also contains the Milagra Well System, is a watershed and (undesignated) seasonal wetlands area. I have contacted the county about this in the past, due to concerns about drainage on the Lopez Community Land Trust owned property (Innisfree) which is directly downslope from this wetlands area. In the winter, these parcels are literally under water. The flora consists primarily of willow, alder and other wetland type plants. I had to install a curtain drain to semi-divert runoff, but my (and all neighbor's downhill) crawl spaces still fill with water during the winter months, as do the neighbor's directly north of us. I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.	I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.	https://www.sanjuanco.com/DocumentCenter/View/17031/2018-09-30_PUB_Sorrell_innisfree-wet_area	No change is recommended the existing residential home is proposed to be in VR.
21	PH Verbal Comment	Ken Foley	Prohibit copper roofs.			Yes, add prohibition of copper roofs to prevent polluted run-off to development regulations. This would need to be a new code section.
22	PH Verbal Comment	Multiple	Viewshed map needs legend and what do colors mean?			Yes, make changes to the viewshed map. It was supposed to have arrows directed at Fisherman Bay and all of the viewshed highlights should be the same color (blue).
23						