

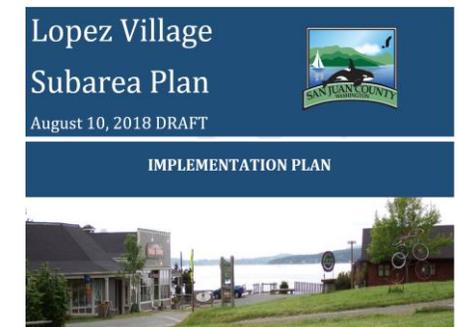
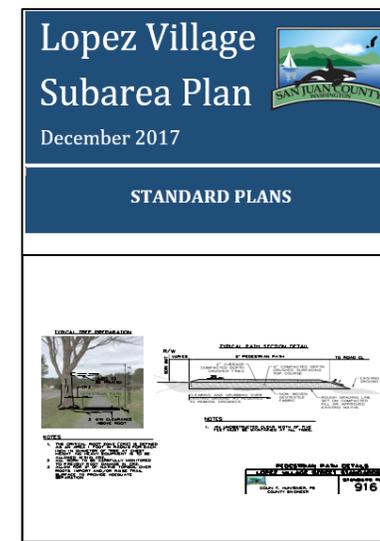
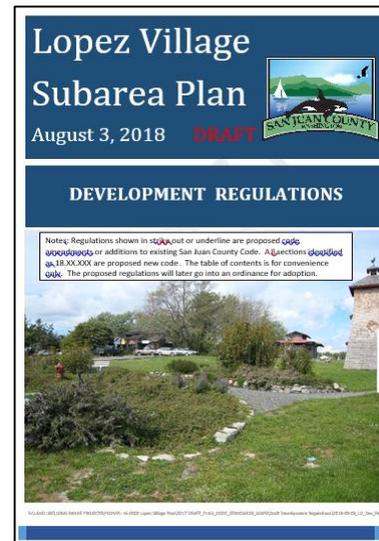
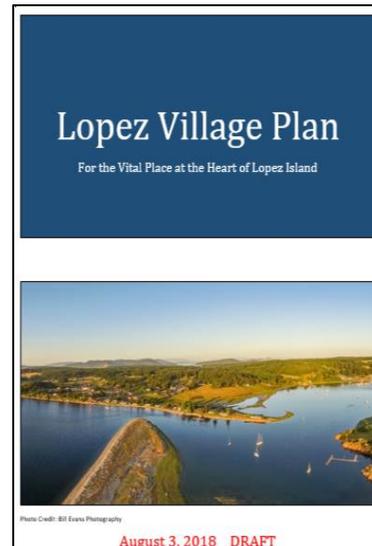
Draft Lopez Village Plan, Development Regulations, Standard Plans and Implementation Plan

September 21, 2018 Joint Public Hearing
County Council and Planning Commission

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

Presentation Overview

- Growth Management Act (GMA)
- Plan background
- Overview of plan, regulations, standard plans and implementation plan
- Public comments
- Staff suggestions
- Next steps



State Growth Management Act (GMA)

Reduce sprawl,

Encourage development in urban areas where adequate public facilities and services exist or can be provided efficiently.

Growth Management Act (GMA)

The proposed plan is a “subarea plan” of the County’s Comprehensive Plan. It should:

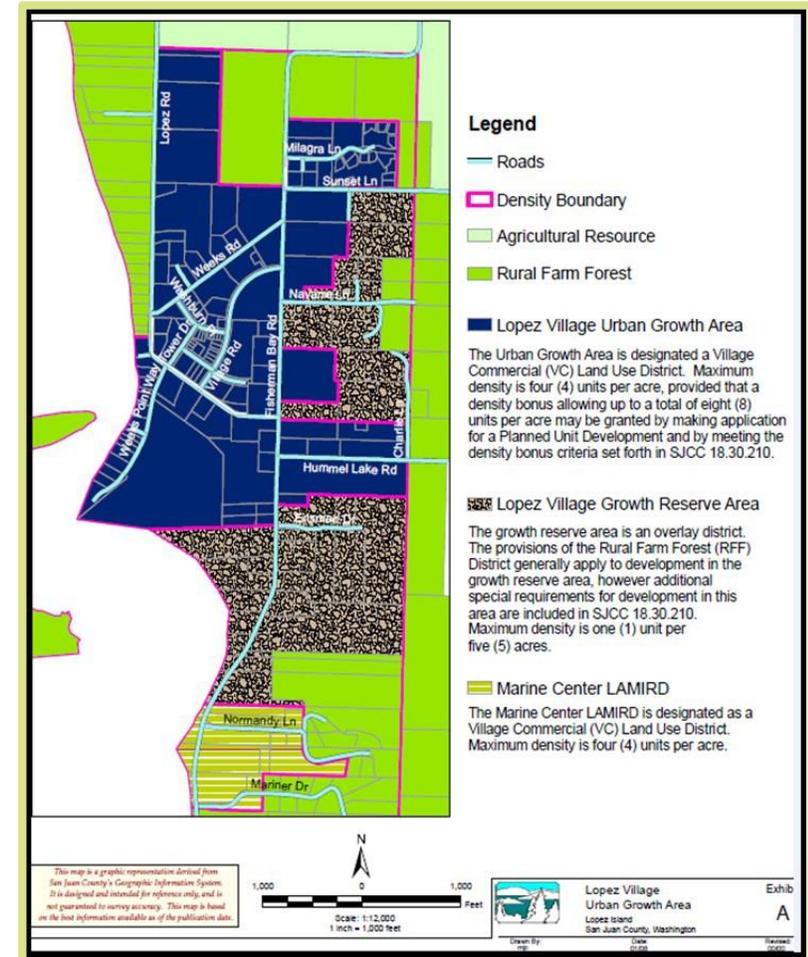
- Align with the GMA’s planning goals;
- Be consistent with the County’s Comprehensive Plan, regulations and capital budgets; and
- Plan for concurrent development of public facilities and services.

Where does the plan apply?

■ Dark blue:

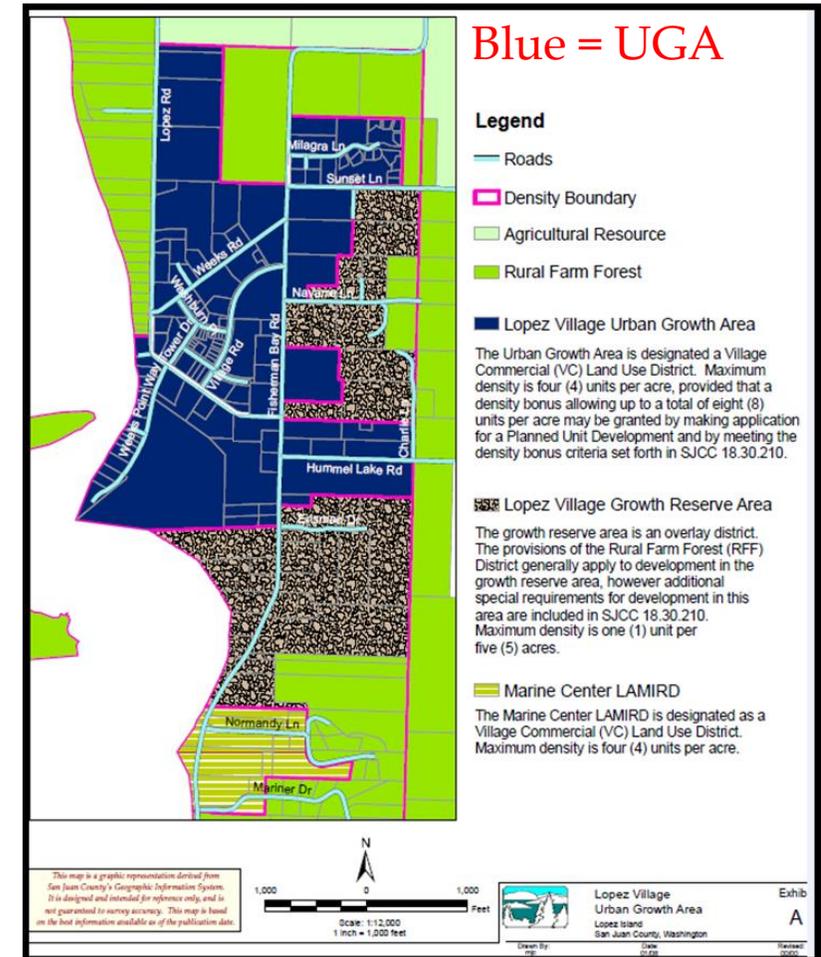
Lopez Village Urban Growth Area

It does not apply in the Reserve area - ■



Did you know Lopez Village UGA...

- Is sized for 50% of Lopez's 20-year growth;
- Has one land use designation: Village Commercial; and
- The same regulations apply to all UGA properties.



Why develop a special plan?

To guide and provide greater local governance over future development consistent with the community vision.

Village Planning & Review Committee



Appointed by County Council:

Barbara Thomas, Chair

Annie Albritton

Sandy Bishop

Nancy Greene

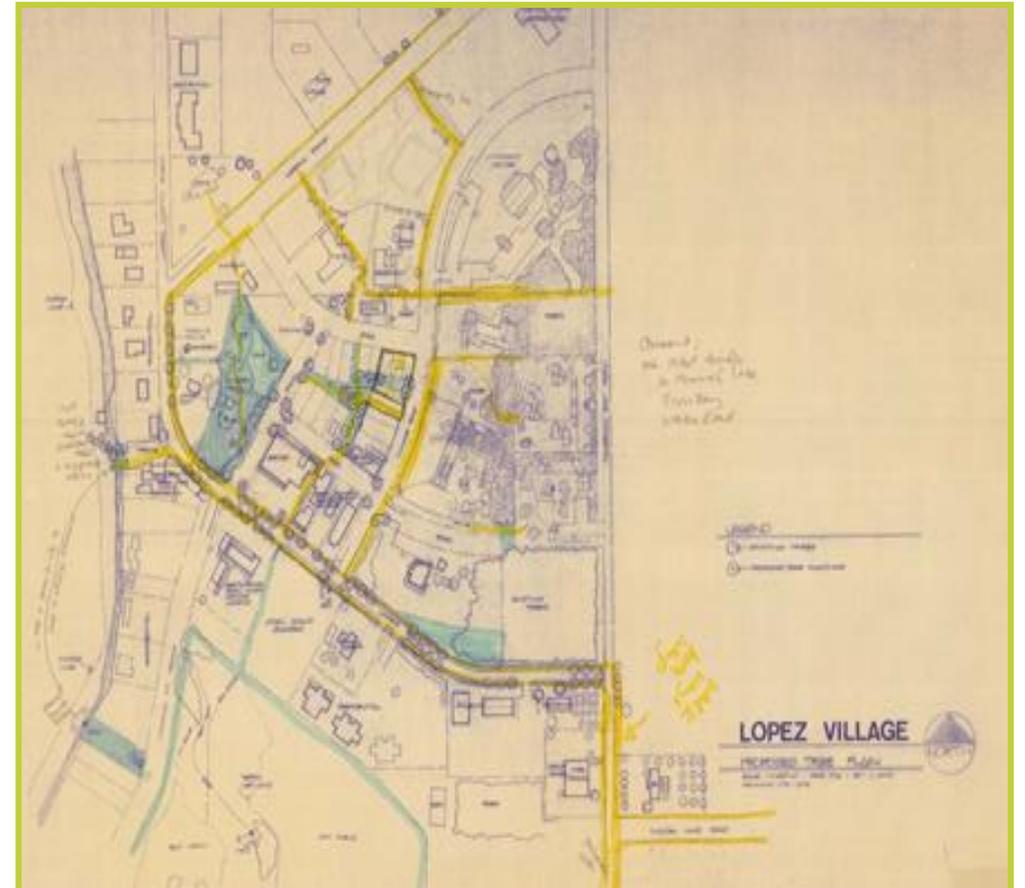
Madrona Murphy (now resigned)

Dennis Ryan

Plan dedication: Dan Drahn

Planning background

- Decades of community planning and visioning;
- Many workshops & surveys;
- Incorporate common themes from past planning.



How were the drafts developed?

Through a reiterative process taking into account:

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



Lopez Village Plan Overview

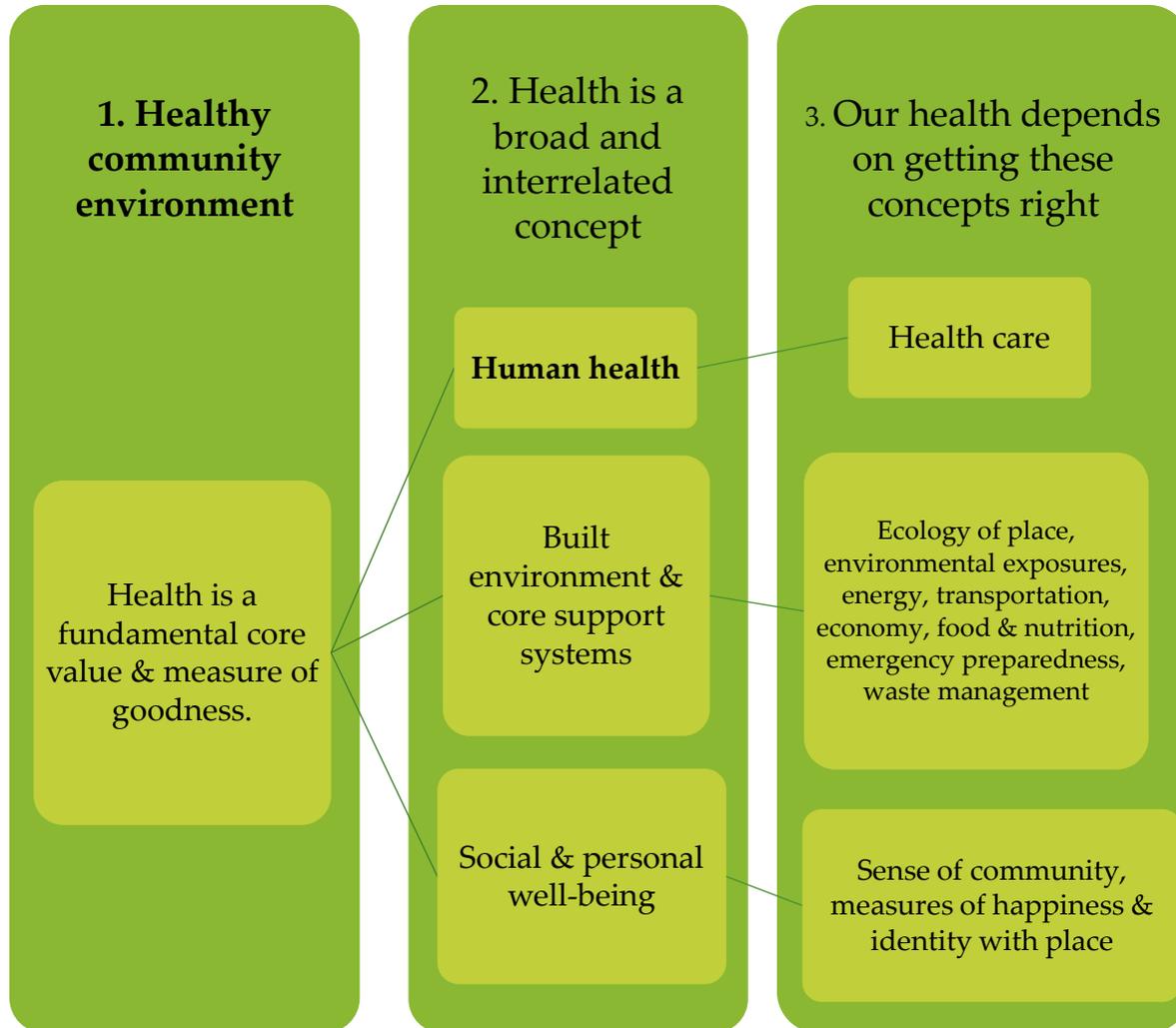




Lopez Village Plan for the Vital Place at the Heart of Lopez Island

Plan for people, health, housing, connectivity, and protection of
the natural environment and quality of life that make
Lopez Village a special place to live.

Key Concepts:



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

Lopez Village Character

Lopez Village is characterized by a mix of commercial, institutional and residential uses, and open space. Its identity and appeal draws on its:

- Views and setting;
- Street grid;
- Small-scale buildings;
- Fine, local details; and
- Status as the island's cultural and social center.

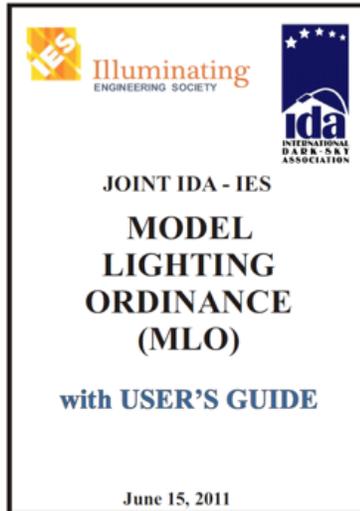
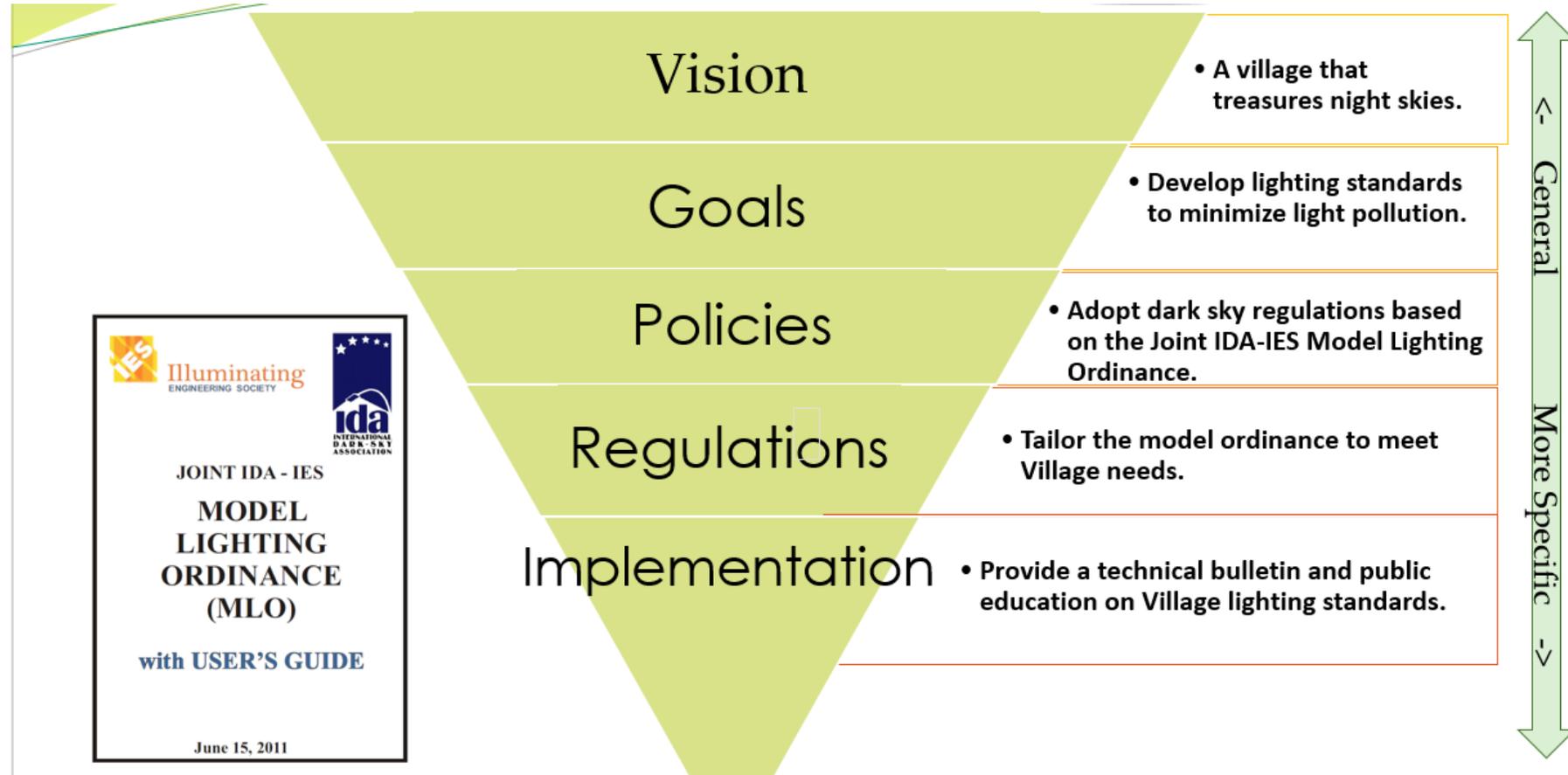


What is in the plan?

- Planning context: Background, existing conditions, population and housing projections;
- Community vision;
- Goals that express the vision;
- Policies to guide decision-making & accomplish goals; and
- Official land use maps.



How does the plan work?

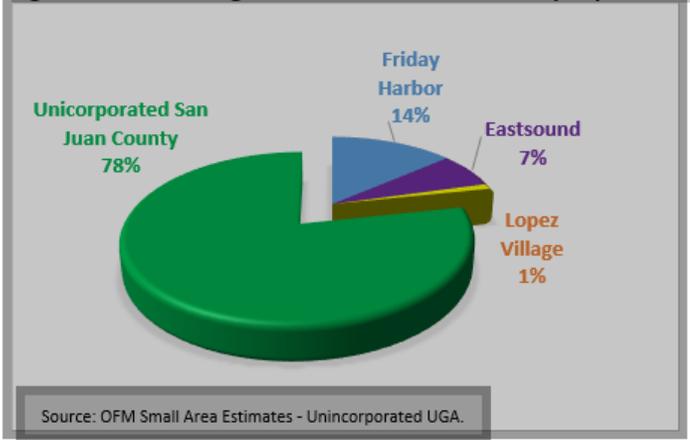


Population projection

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

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

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



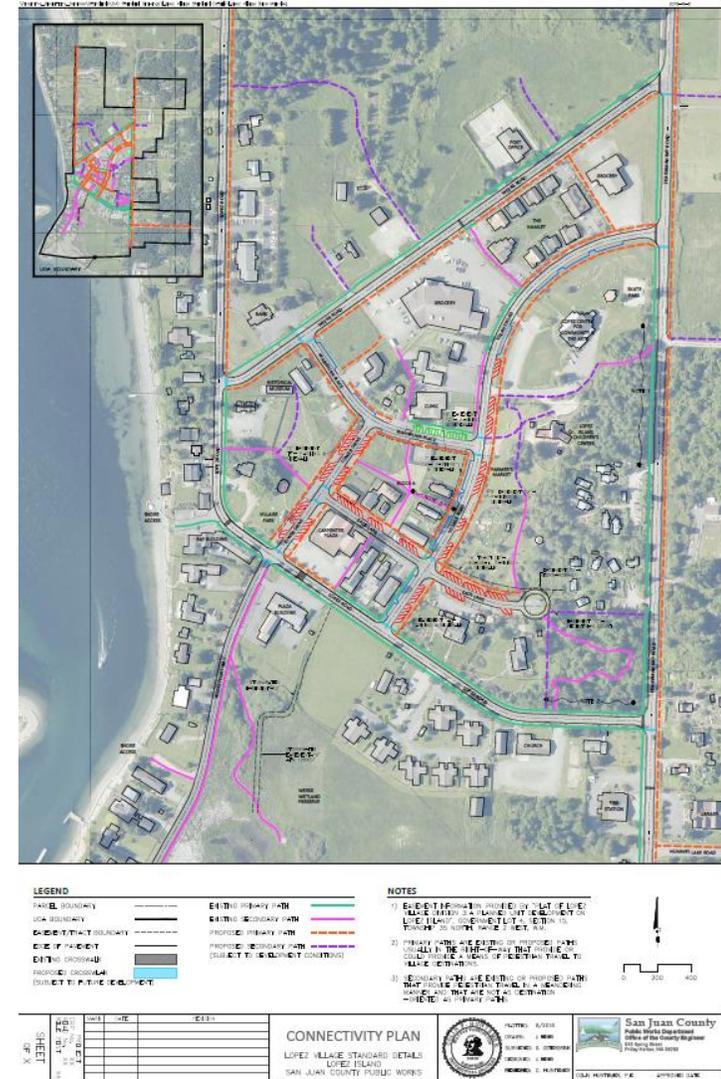
Housing unit projection

Island	2016 Population	% Population By Island (2016)	2036 Population By Island	% Population By Island (2036)	Pop Growth by Island	Total # New Housing Units**	Housing Units UGA
Lopez	2,466	15.1%	2,936	15.1%	470	230	115

Official maps

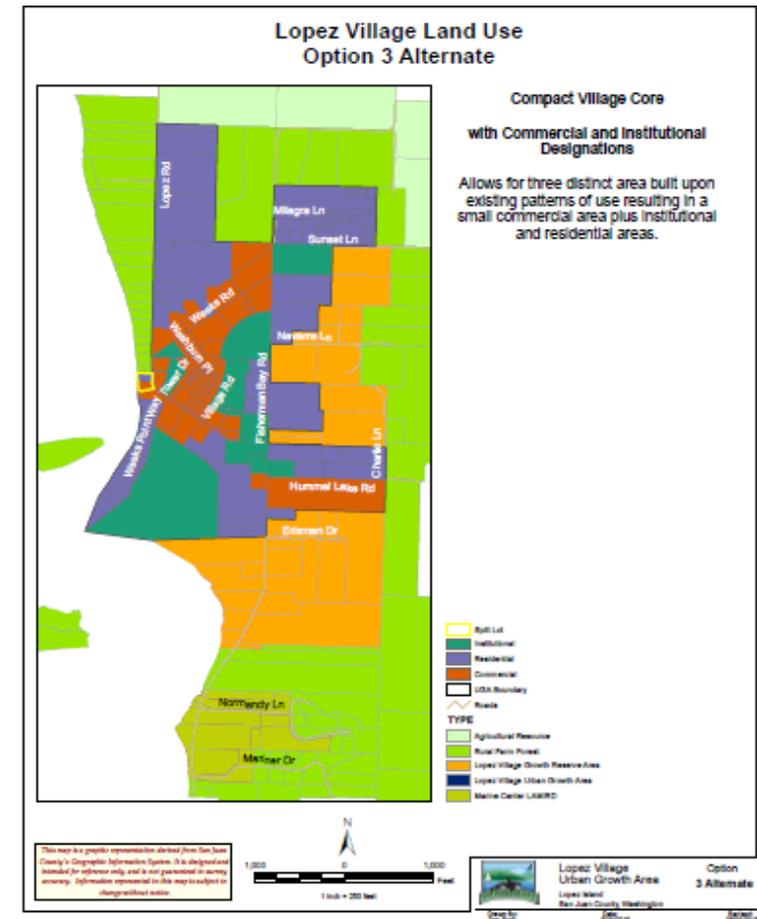
The official maps include:

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



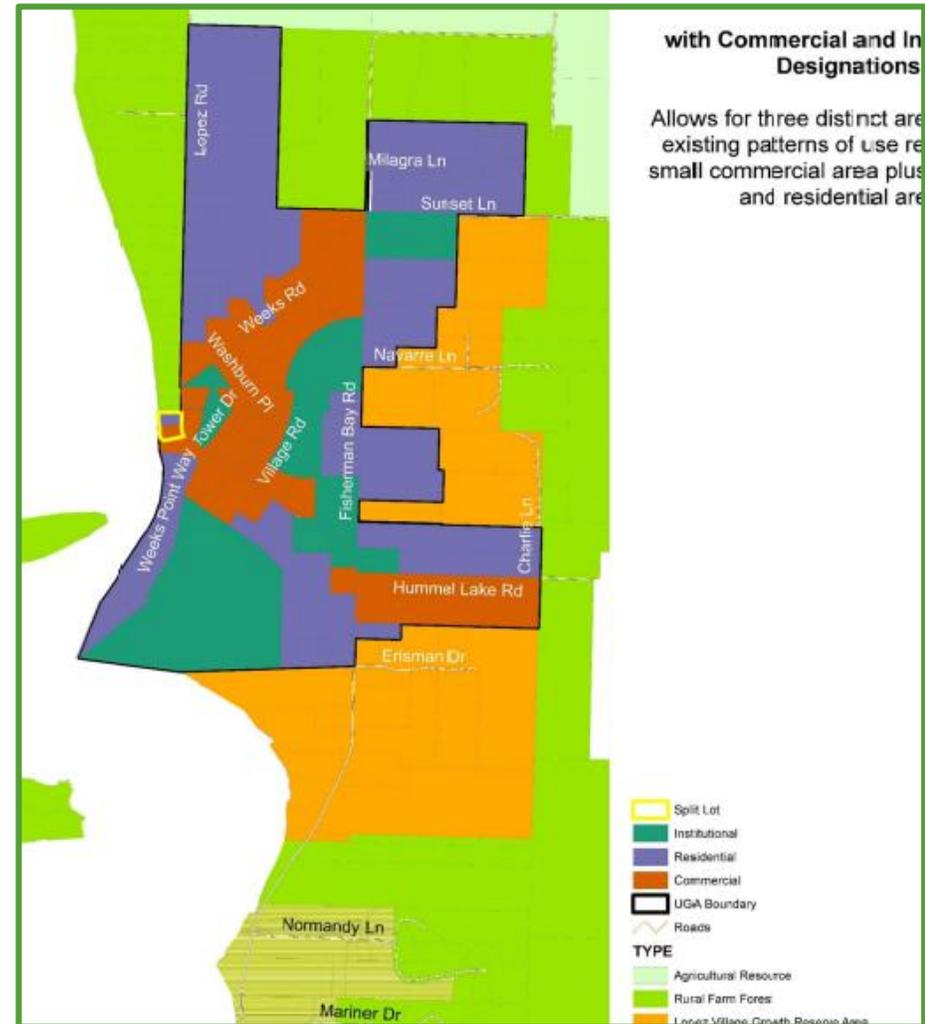
Started with map options

- At the 2015 open house, we took public comments on three map options.
- Result: Map with three land use designations:
 - Village Commercial;
 - Village Residential; and
 - Village Institutional.
- The 2018 open house resulted in additional revisions to the draft map.



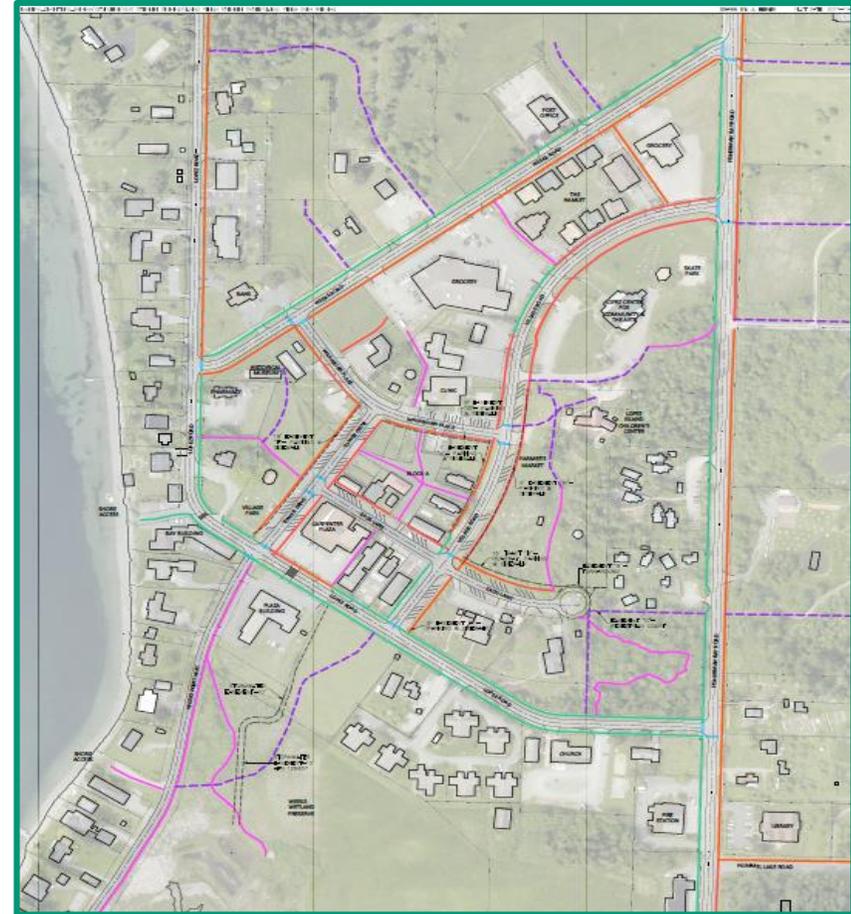
Proposed land use designations

- Village Commercial (VC);
- Village Residential (VR); and
- Village Institutional (VI).



Other maps

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



Land capacity analysis (LCA)

The LCA helped us determine that the projected growth through 2036 can be accommodated in the Village:

There is sufficient developable land to meet housing needs, and non-residential development.

Affects of proposed regulations?

Existing Code

- Village Commercial
- 4 dwelling units / acre
- 2.5 stories
- 65% lot coverage in VC
- Building envelope 100%
- Affordable housing bonus up to 8 du/acre

Proposed Code

- Village Commercial, Residential and Institutional
- Six dwelling units / acre (↑ Increased density)
- 3 stories (↑ Increase in height)
- 65% max impervious: VC and VI - 40% VR
- Max building footprint per building: 6,000 in VC and VI and 3,000 VR
- Affordable housing bonus ↑ 12 du/acre (larger)

Development regulations

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

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

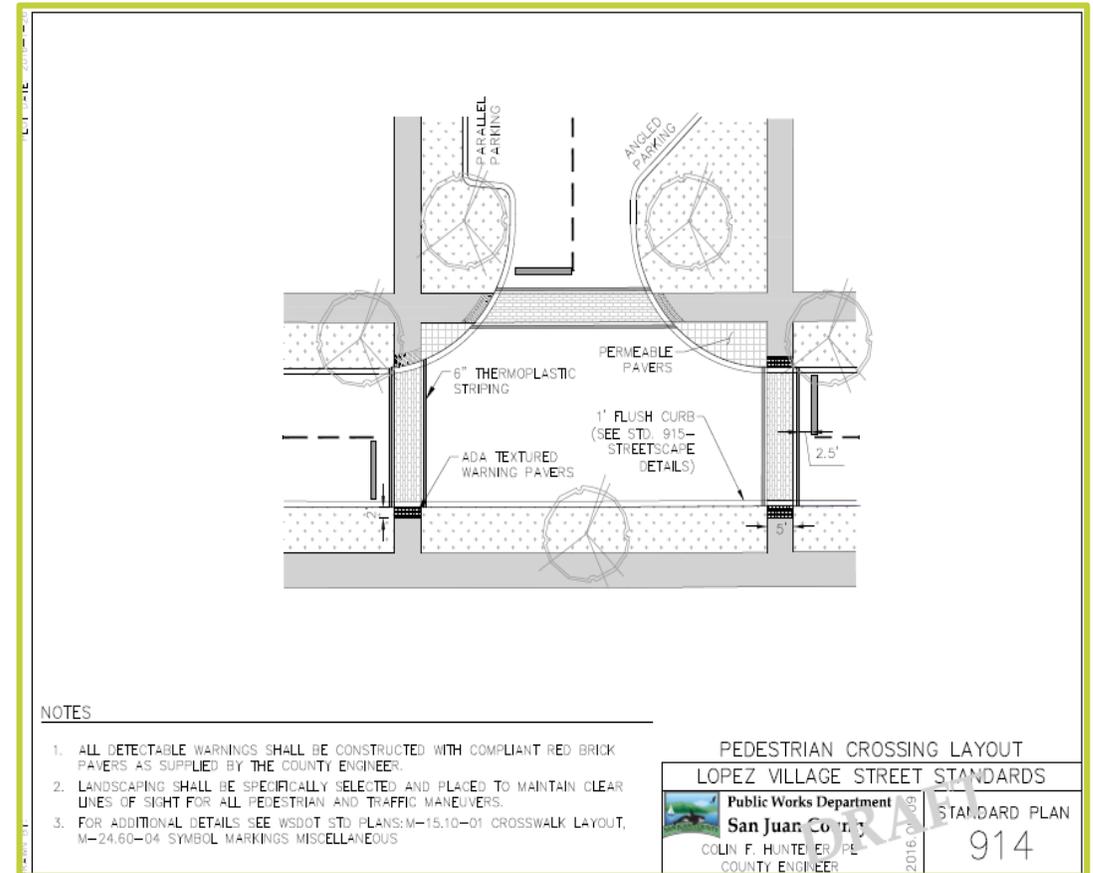
Mobile food vending units

Suggested revisions (LVPRC input and staff):

- A.** Mobile food vending units are permitted at temporary events pursuant to SJCC 18.80.060. (Note: procedures for temporary events and uses.)
- B.** Mobile food vending units are allowed to be located on private or public property. The following written agreements with the property owner, Lopez Chamber of Commerce or other responsible entity are required prior to occupancy to address:
 1. Cleanup and disposal of trash generated by the unit and their customers;
 2. Use of and maintenance of toilet facilities for the venders and/or the public; and
 3. Provisions for outdoor seating if it is desired.
- C.** Approval from the County Department of Health and Community Services and State;
- D.** Mobile food vending units must be placed at least five (5) feet from driveways, sidewalks, utility boxes, accessibility ramps, and building entrances or exits.

Standard plans

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



* Revise per LVPRC August 10 meeting to accommodate stormwater changes and to allow option of using pervious pavement and street sweeping

Other public comment highlights

<https://www.sanjuanco.com/1363/Public-Comments> (Received since March open house)

- Angel: 2262 & 2290 Fisherman Bay Rd: Requests change to VC
- Keller - Variety of broad topics about growth on the island
- Dock/beach enhancement for access at Old post Road & Weeks Way
- Wilburn: Tree planting east side Fisherman Bay Road - paper birch, wants mixed-use in all of Village, VC on 1832 Fisherman Bay Road
- Friends: Add a specific goal re: marine shoreline habitat, remove wetlands from growth reserve (plan does not apply to reserve area)

Staff recommended revisions:

- Fix political signs consistent with UDC and delete size standard;
- Change plan text per recent changes to proposed land use map;
- Minor changes to standard detail #912 per stormwater grants; and
- Addition to the implementation plan – Port project regarding access to Lopez Village (per 8-15-18 LVPRC meeting).

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

Next steps

LVPRC: October 12 meeting at Grace Church:

Provide staff with input on public comments

Planning Commission Deliberations

Friday October 19, 2018 at 10:30 a.m.

Council Legislative Hearing Room, Friday Harbor

– Live streamed

County Council Consideration:

November / December

Questions?



Existing Land Use designation

Lopez Village Subarea Plan
Land Capacity Analysis
July 13, 2018

Existing Land Use Designations

2036 Lopez Population 2936
April 1, 2016 Population 2466
Additional Population 2016-2036 470

	Gross	Market Factor Reductions					Net					
	Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Population Capacity (2.04 persons per household)	Capacity Excess/Shortfall	50% for sizing UGA Capacity
Scenario A - LUGA develops with 100% commercial												
Lopez Village UGA	0	6,945,045	347,252	17363		364,615	88,254		6,580,430			
Total	-	6,945,045						0	6,580,430	0	-235	235
Scenario B - LUGA develops with 50% commercial and 50% residential												
Lopez Village UGA	402	6,581,871	329,094	16,455		345,548	88,254		6,236,323			
Total	402	6,581,871	20	101	141	261	32	109	6,236,323	222	-13	235
Scenario C - LUGA develops with 100% Residential												
Lopez Village UGA	402	-				Included below						
Total	402	-	20	101	141	261	32	109	-	222	-13	235

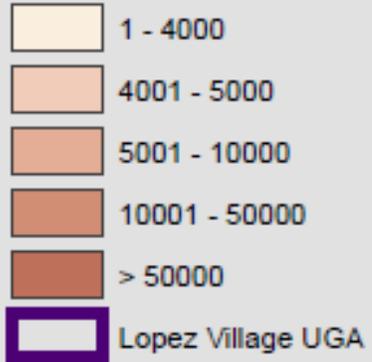
Proposed Land Use Designation

Lopez Village Subarea Plan
Land Capacity Analysis
July 13, 2018
Proposed Land Use Designations

2036 Lopez Population 2936
April 1, 2016 Population 2466

	Gross		Market Factor Reductions					Net		Population Capacity (2.04 persons per household)	Capacity Excess/ (Shortfall)	Additional Population 2016-2036	50% for sizing UGA Capacity
	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/ Recreation al Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)				
Scenario A - LVC develops with 100% commercial													
Lopez Village Commercial	0	2,029,859	101,493	507,465		608,958	3129		1,420,901				
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-	21	103	144	267	25	119		242			
Total	411	2,029,859						119	1,420,901	242	7	235	
Scenario B - LVC develops with 50% commercial and 50% residential													
Lopez Village Commercial	1015	1,011,801	50,590	252,950		303,540	3129		708,261				
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-				included below				-			
Total	1,426	1,011,801	71	356	499	927	25	474	708,261	967	732	235	
Scenario C - LVC develops with 100% multi-family													
Lopez Village Commercial	2,030	-					3129						
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-				included below							
Total	2,441	-	122	610	854	1,586	25	829	-	1,692	1457	235	

Proposed Commercial Capacity Square Footage

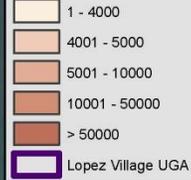


Proposed Total Commercial
Capacity:

2,029,858 Square Feet

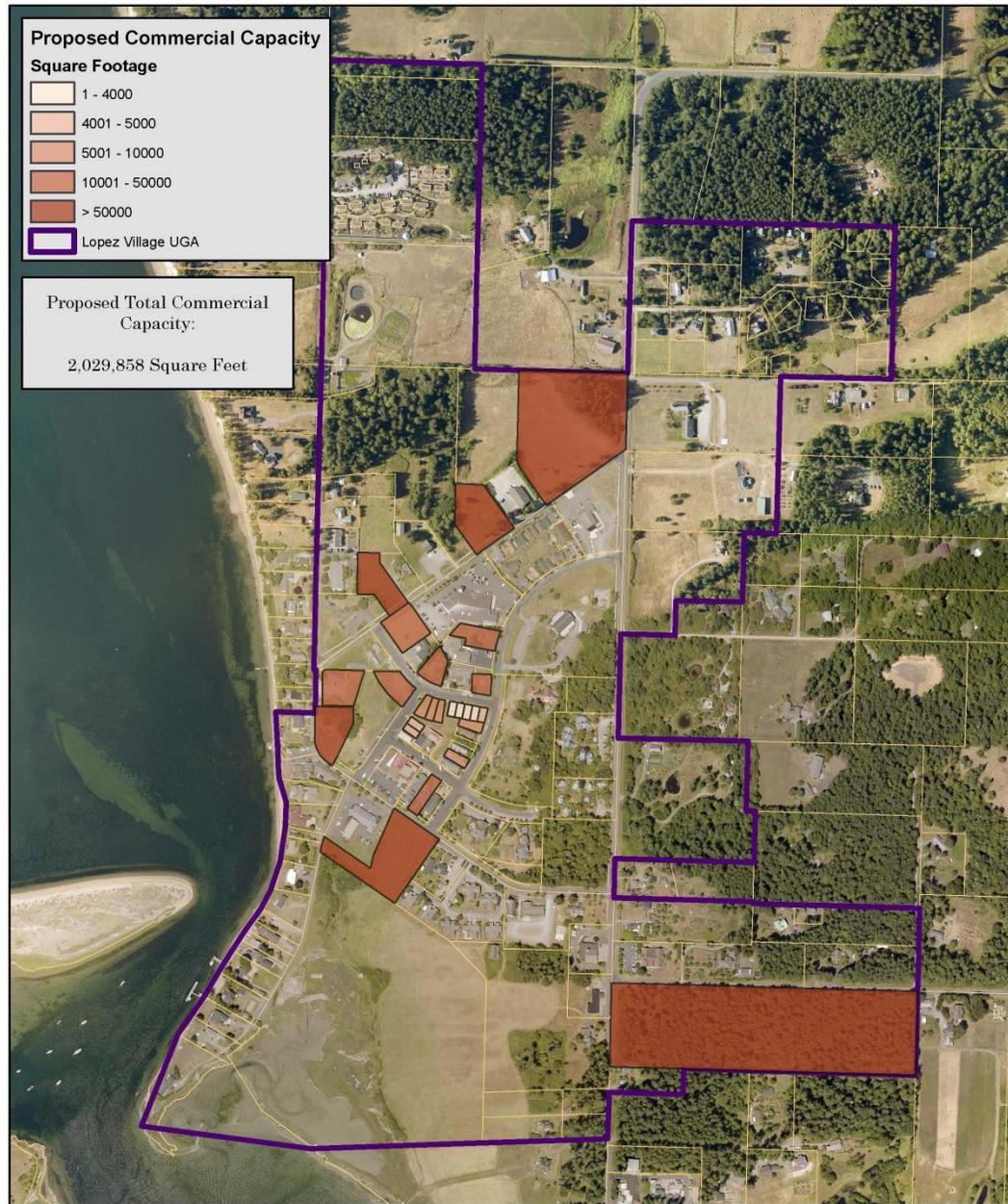
Proposed Commercial Capacity

Square Footage



Proposed Total Commercial
Capacity:

2,029,858 Square Feet



Proposed Commercial Capacity



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change.

DRAFT San Juan County - Lopez Village Land Use Proposed Commercial Capacity

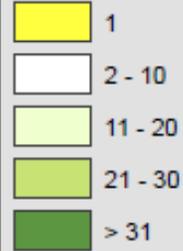
0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared
7/10/2018



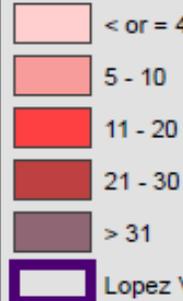
Proposed LVR Dwelling Capacity

Dwelling Units



Proposed Mixed Use Capacity

Dwelling Units



Proposed Total Residential Capacity in LVR:

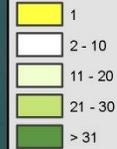
411 Dwelling Units

Proposed Total Mixed Use Dwelling Capacity in LVC:

1,015 Dwelling Units

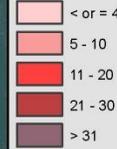
Proposed LVR Dwelling Capacity

Dwelling Units



Proposed Mixed Use Capacity

Dwelling Units

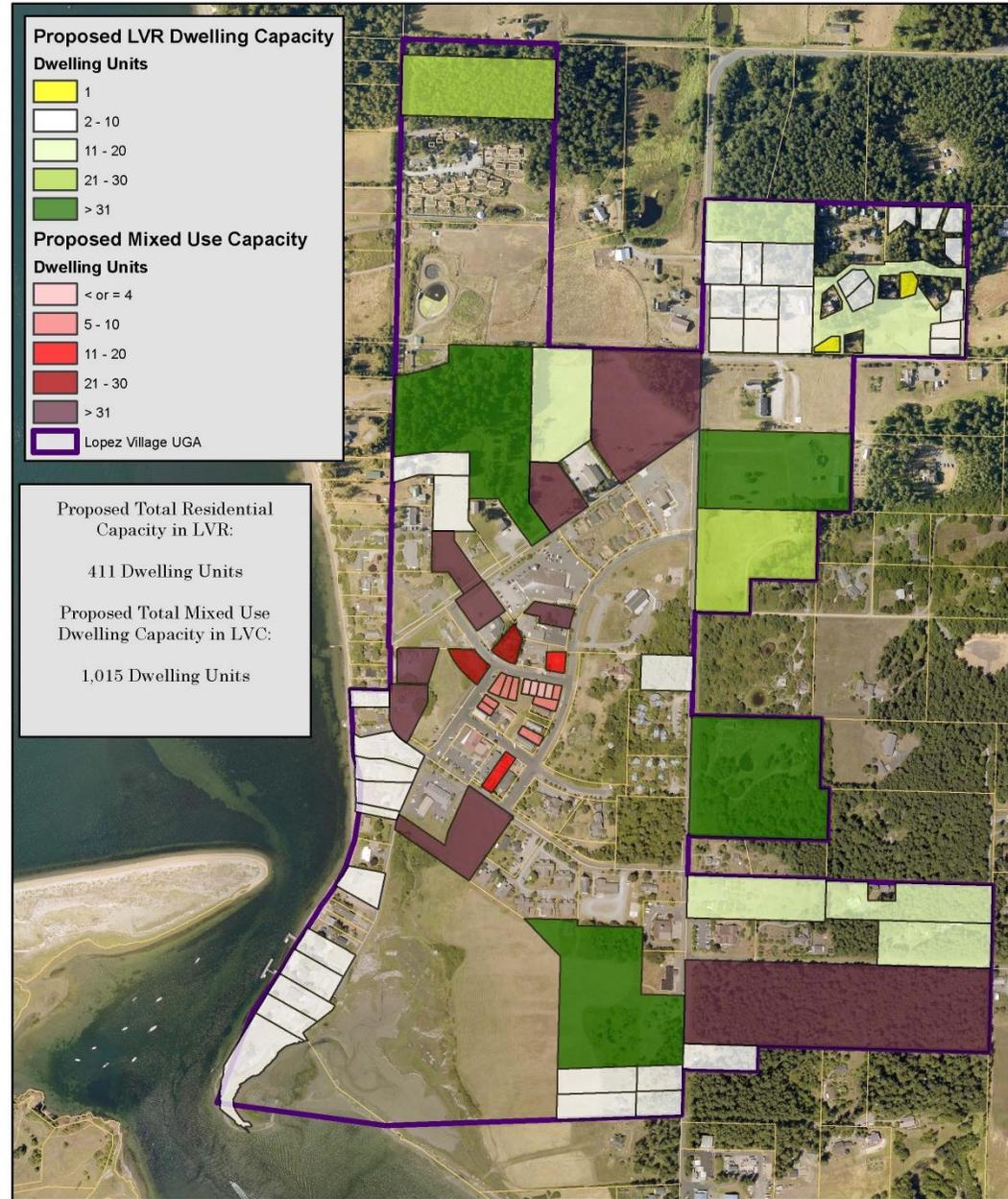


Proposed Total Residential Capacity in LVR:

411 Dwelling Units

Proposed Total Mixed Use Dwelling Capacity in LVC:

1,015 Dwelling Units



Proposed Residential Capacity

DRAFT

San Juan County - Lopez Village Land Use

Proposed Residential Capacity

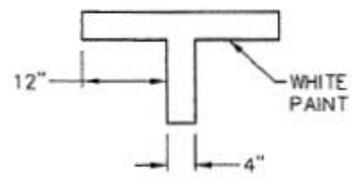
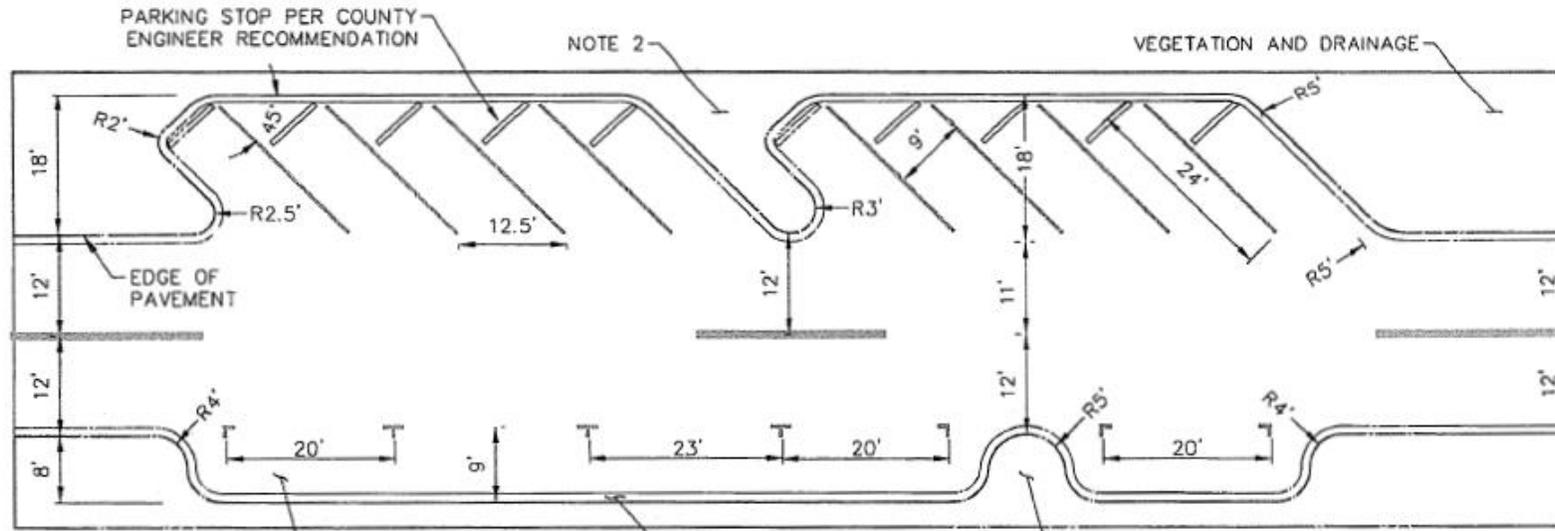
Map Prepared: 7/10/2018



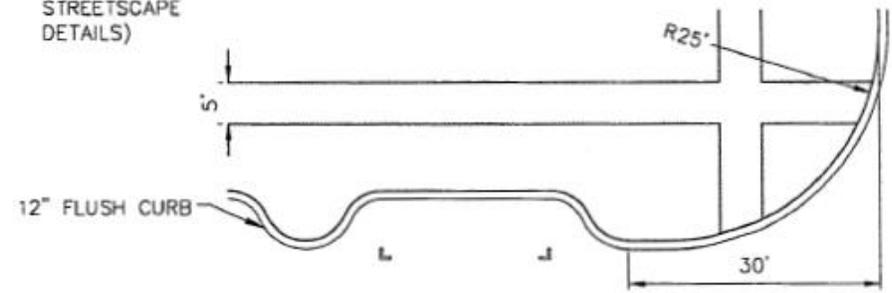
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PLOT DATE: 2016-1-12



MARKING DETAIL



PARKING SETBACK

NOTES

1. DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT OR CENTER OF PAVEMENT MARKING.
2. LANDSCAPING ISLANDS SHALL BE PROVIDED AFTER EVERY FIVE OR MORE ANGLED PARKING STALLS AND EVERY FOUR OR MORE PARALLEL PARKING STALLS.
3. ANGLED PARKING STALL WIDTH MAY BE INCREASED IF CONDITIONS PROVIDE.
4. INTERIOR PARALLEL STALLS SHALL BE A MINIMUM 23 FEET LONG, ALL OTHERS SHALL BE A MINIMUM 20 FEET LONG.
5. WHEN REQUIRED BY THE ENGINEER, ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH WSDOT STANDARDS.

PARKING LAYOUT

LOPEZ VILLAGE STREET STANDARDS

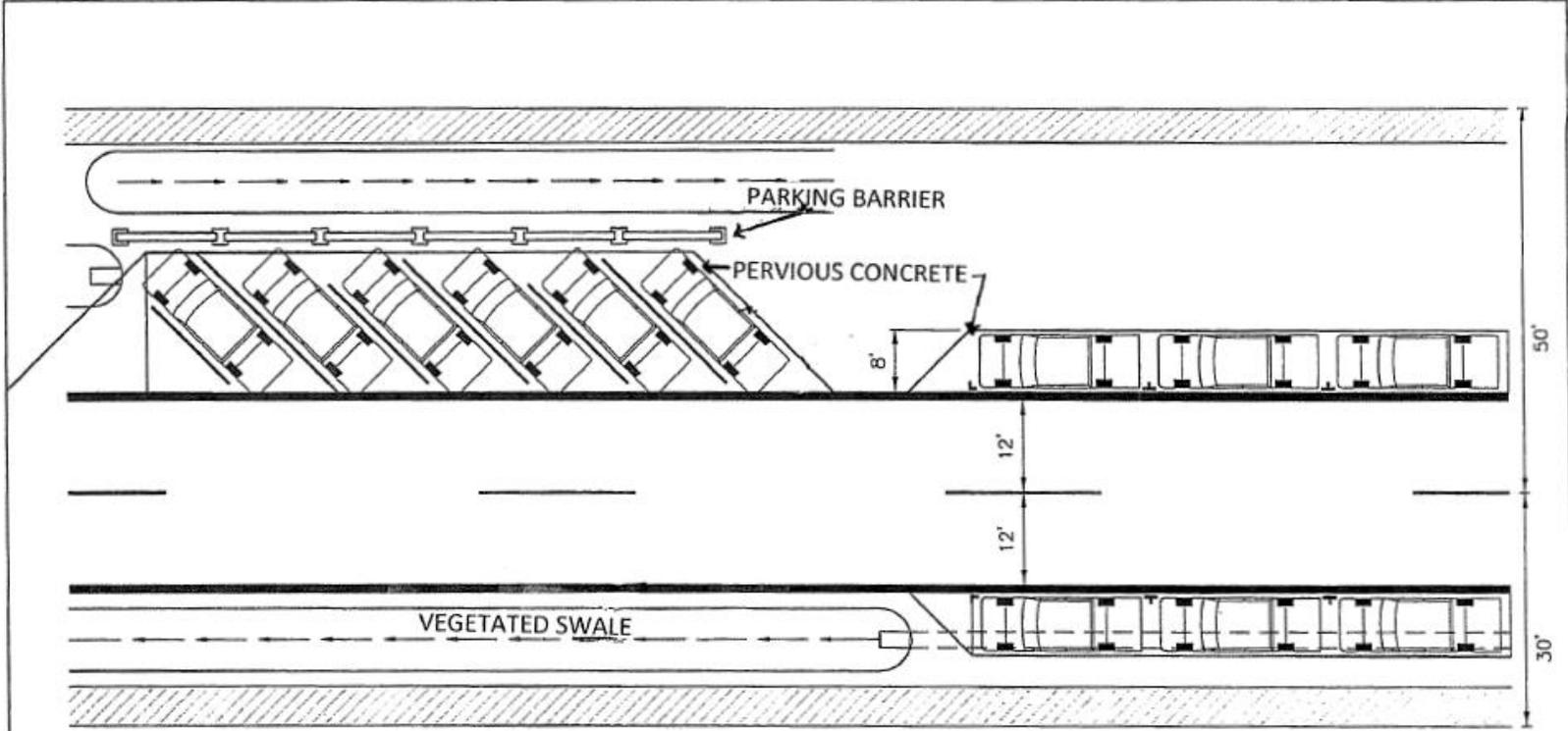
Public Works Department
San Juan County
 COLIN F. HUNT, M.E.F., P.E.
 COUNTY ENGINEER

2016.1.12.04

STANDARD PLAN
913a

DRAWN BY: CB

PLOT DATE: 2016-1-26



TRAIL

NOTES

1. DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT OR CENTER OF PAVEMENT MARKING.
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DRAWN BY:

PARKING LAYOUT	
LOPEZ VILLAGE STREET STANDARDS	
 Public Works Department San Juan County COLIN F. HUNT, M.E.F., P.E. COUNTY ENGINEER	STANDARD PLAN 913b
2016.1.3.04	