

Lopez Village Subarea Plan Update

August 17, 2018 Joint Briefing
County Council and Planning Commission

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

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

Agenda

- Overview
- Recommendation
- Background
- Procedures
- Plan overview
- Public comments
- Revisions
- Next steps

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



Photo Credit: Bill Evans Photography

August 3, 2018 DRAFT

Lopez Village Subarea Plan
August 3, 2018 DRAFT



DEVELOPMENT REGULATIONS

Notes: Regulations shown in strikeout or underline are proposed ~~changes~~ or additions to existing San Juan County Code. A sections ~~sections~~ 18.XX.XXX are proposed new code. The table of contents is for convenience only. The proposed regulations will later go into an ordinance for adoption.

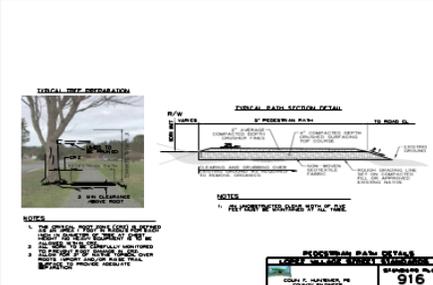


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Lopez Village Subarea Plan
December 2017



STANDARD PLANS



916

Lopez Planning and Review Committee

- July 27, 2018 recommendation on these **draft documents**:
 - **Lopez Village Plan for the Vital Place at the Heart of Lopez Village,**
 - **Development regulations,**
 - **Standard details, and**
 - **Implementation plan**
- Committee recommendation based on several revisions to July draft:
 - Map changes - full scale UGA or map insert (finished now)
 - How to use this plan – not completed – Appendix/Executive Summary
 - Committee highlights

Staff Report

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

- Shares what LVPRC members consider most important;
- Highlights recent map changes by LVPRC based on public comments;
- Discusses the addition of neighborhood enterprise to regulations; and
- Identifies items that LVPRC did not have consensus.

Background

For presentations that explain the proposed plan process, development and an a more detailed overview see:

<https://www.sanjuanco.com/1367/Staff-Presentations>

- July 20, 2018 - Land capacity analysis
- June 15, 2018 - Project overview
- March 7, 2018 - Open house presentation
- December 2017 - Council update
- April 9, 2015 - Project presentation
- April 9, 2014 - Open house and map options

Procedural Update

- Mailed notice to property owners in UGA and with 300 feet;
- Submitted 60 – day notice to Commerce: intent to adopt;
- Sent environmental checklist / determination of non-significance to Ecology/agencies and newspaper to publish;
- **Newspaper did not print SEPA notice - must be re-done;**
- Flyers distributed/posted regarding the public hearing;
- Public hearing noticed on Lopez Rocks;

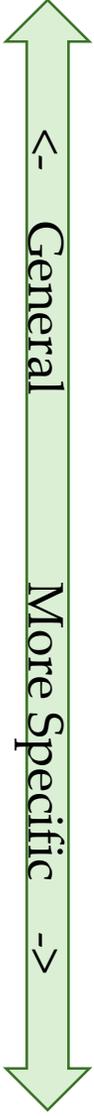
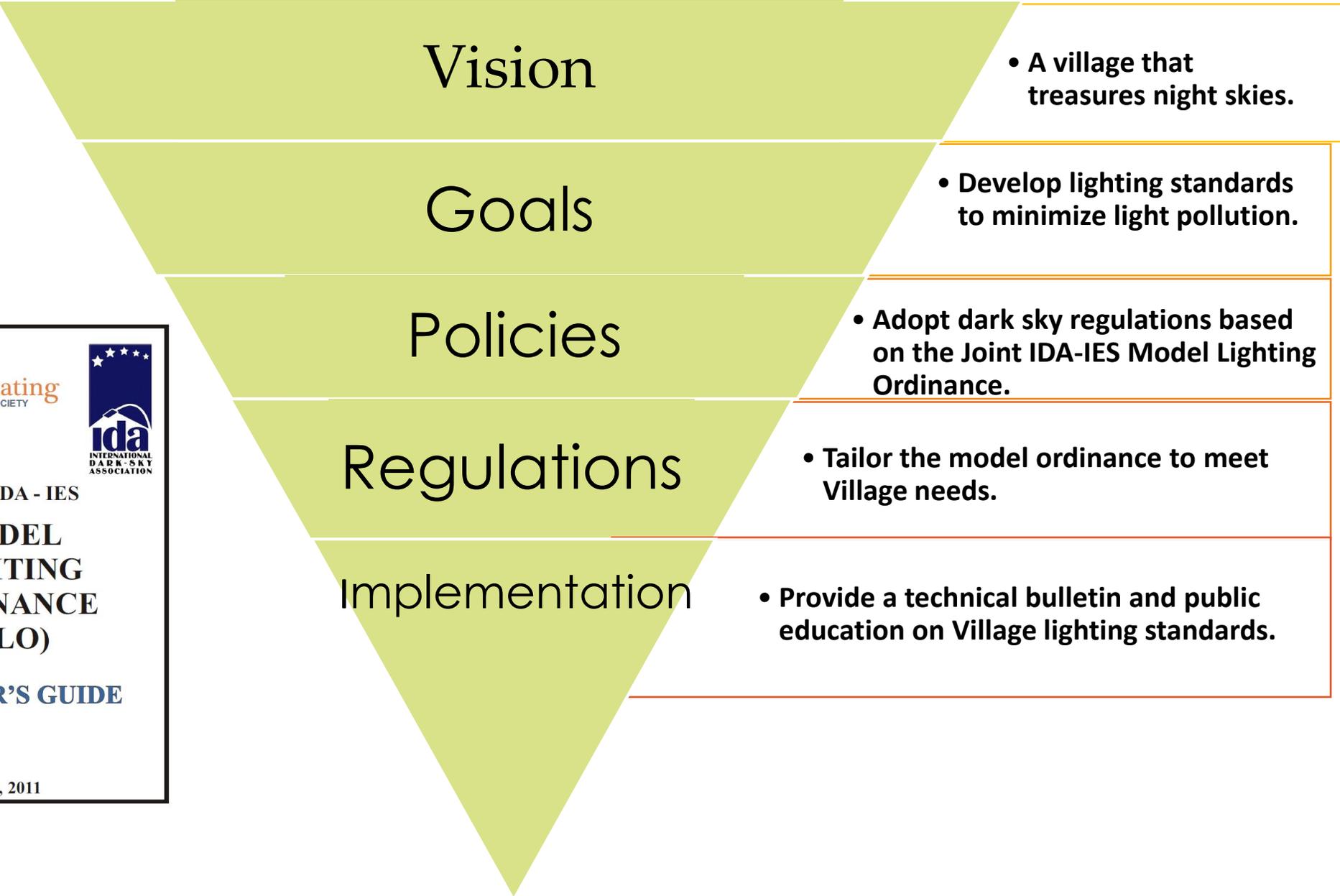
Lopez Village Plan Overview





**JOINT IDA - IES
MODEL
LIGHTING
ORDINANCE
(MLO)
with USER'S GUIDE**

June 15, 2011



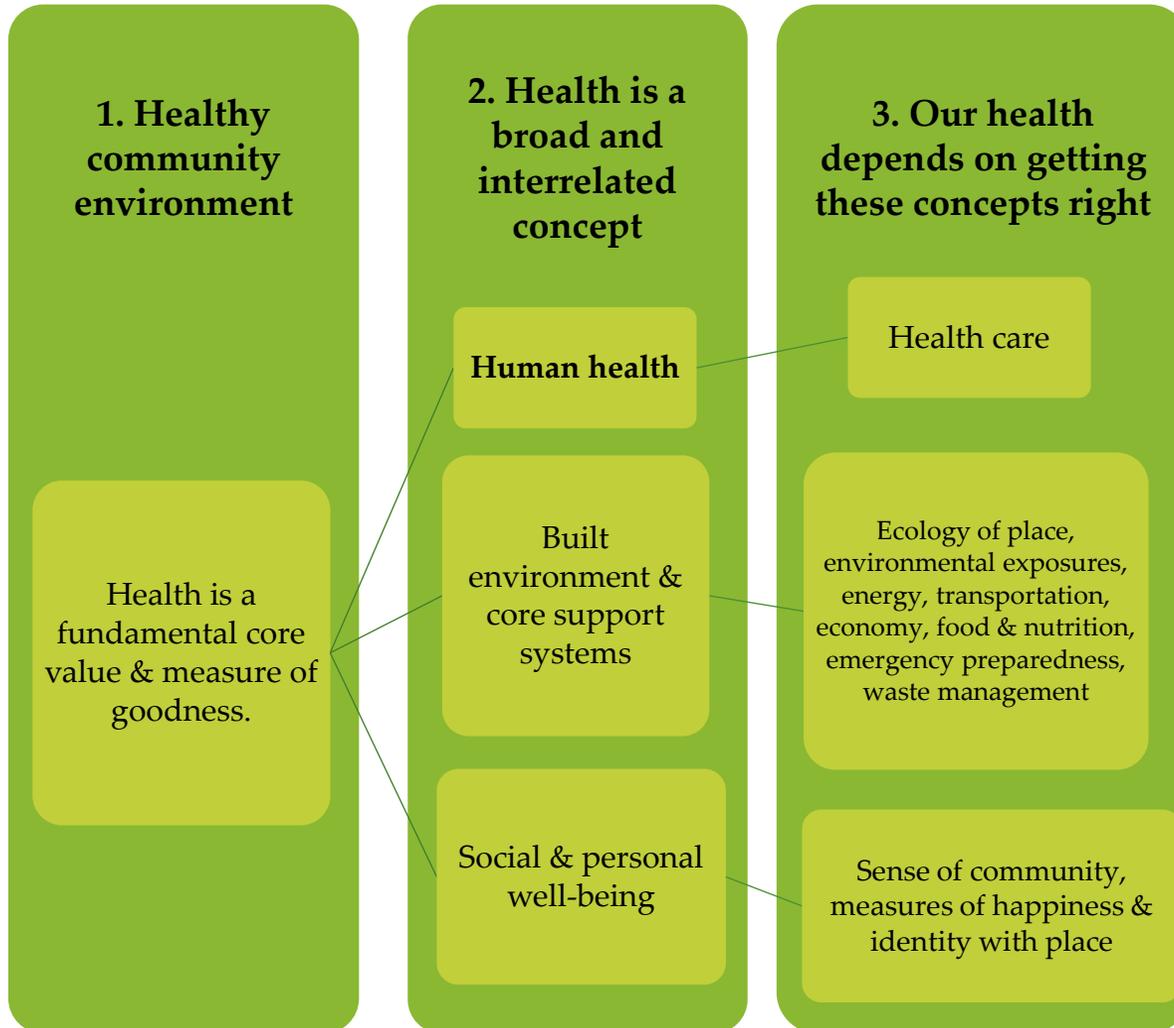
Lopez Village Plan

The Plan contains a vision and core values.

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

The community intends that the plan will provide greater local governance over future development consistent with their vision.

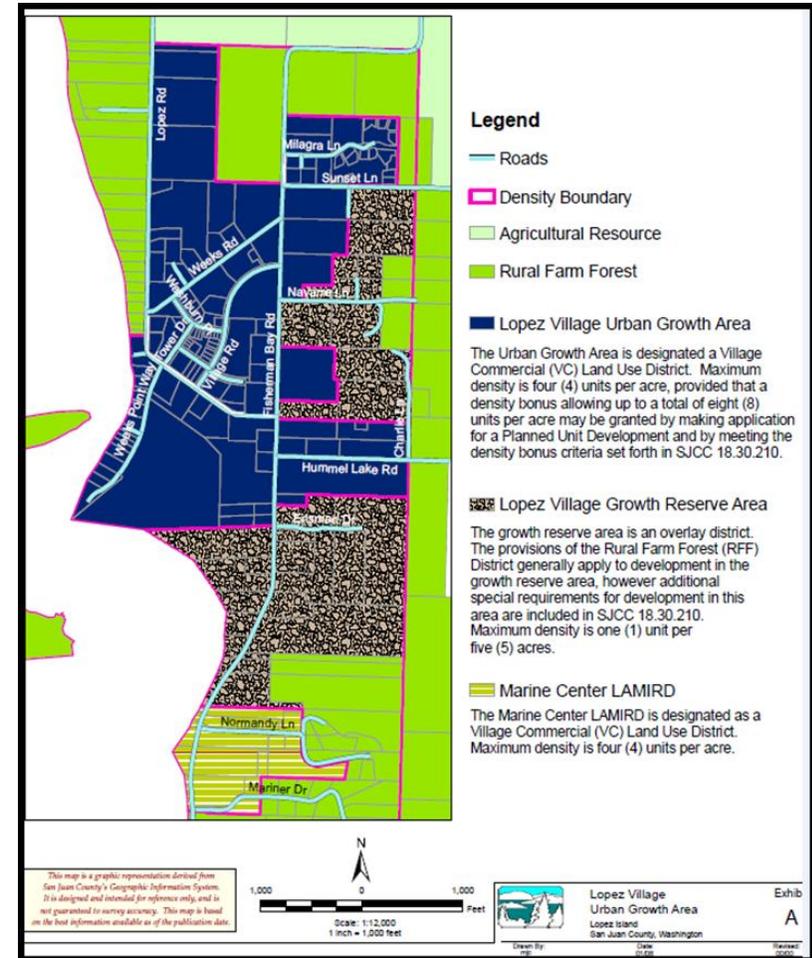
Key Concepts:



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

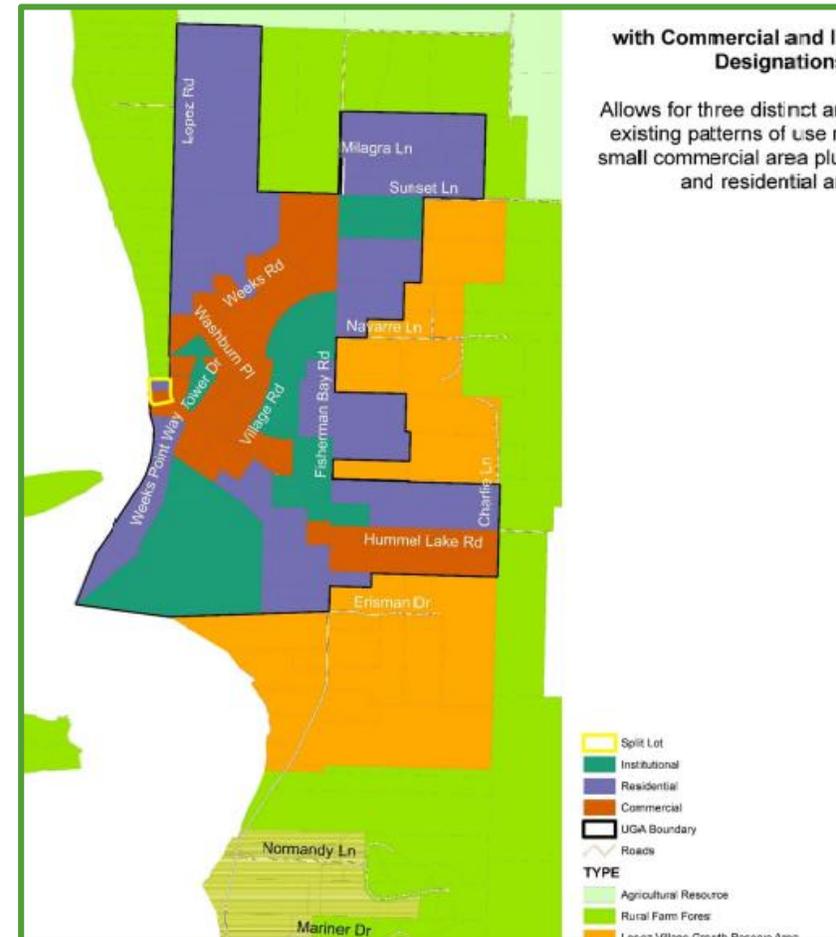
Lopez Village UGA

- Sized for 50% of Lopez's 20-year growth;
- One use designation - Village Commercial; and
- One set of regulations in the UGA.



Proposed Land use designations

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



Existing and Proposed Comparisons

Existing

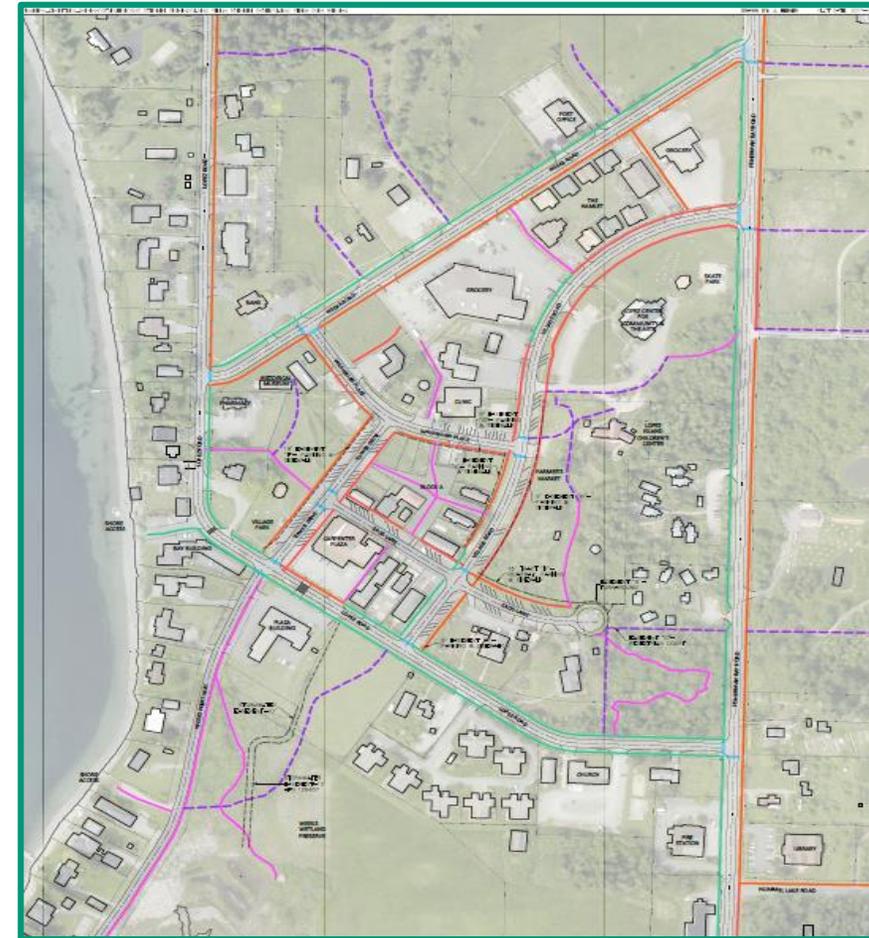
- Village Commercial
- 4 dwelling units per acre
- 2.5 stories
- 65% lot coverage in VC
- Building envelope 100%
- Affordable housing bonus up to 8 du/acre

Proposed

- Village Commercial, Residential and Institutional
- Six dwelling units per acre
- 3 stories
- 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 up to 12 du/acre

Other Draft Maps

MAP	
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



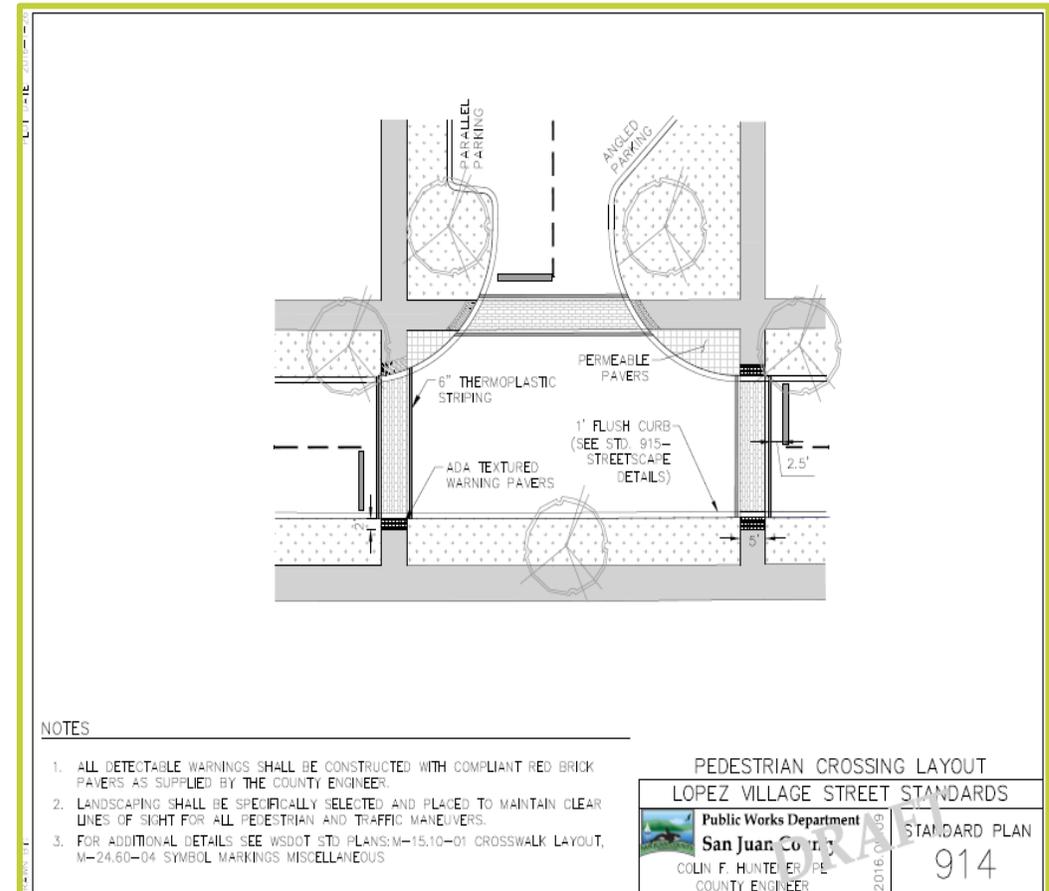
Draft Development Regulations

Land Use Table	Lopez Village		
	V C	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; and
- Road standards.

Draft Standard Details

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



Public Comments

- <https://www.sanjuanco.com/1363/Public-Comments>

- Many folks & food truck owners – do not like the following draft mobile food vending unit provisions:

Mobile food vending units are allowed on a property for a period not to exceed three (3) days per event for a maximum of four (4) events per calendar year, except when located wholly or in part within shoreline jurisdiction, they may be conducted only for a period not to exceed twenty-four (24) hours per event and a maximum of four (4) events per calendar year.

Mobile food vending units are not allowed to be located within fifty (50) feet of the main entrance of an existing restaurant during its business hours unless the restaurant owner provides written permission to the operator of the unit.

- Joe Angel -Angel properties on Fisherman Bay Road
- Barbara Keller - Variety of broad topics

Tracking needed revisions

- Fix political signs consistent with UDC;
- Jay Kimball correction in utilities text;
- Change plan text per recent changes to proposed land use map;
- Minor changes to some standard details per stormwater grants; and
- Addition to the implementation plan – Port project regarding access to Lopez Village (per 8-15-18 LVPRC meeting).

Next Steps:

County Council and Planning Commission Public Hearing

Friday September 21, 2018 10:30 a.m.

Lopez Center for the Community and the Arts

Review the draft Plan, Regulations, Standard Plans and Implementation Plan:

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

Submit Specific Comments. Reference the Document, Page and Line #S To:

LVSPComments@sanjuanoco.com

Next Steps:

- September 5: Public hearing ad and SEPA published
- September 21: Joint public hearing on Lopez Island – LCCA
- September 21: Planning Commission recommendation to Council
- October 22/23: County Council deliberations

Public Participation is Important!!

Visit the project website:

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

Email Comments to: LVSPcomments@sanjuanco.com

or Mail them to:

Linda Kuller, SJC DCD, P.O. Box 947, Friday Harbor, WA. 98250

Please be specific about the document, page and line number. Specific comments are most helpful