



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: November 7, 2018

TO: San Juan County Council

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

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

RE: San Juan County Planning Commission's recommended DRAFT Lopez Village Plan, development regulations, standard details and implementation plan

BRIEFING: November 29, 2018

ATTACHMENTS:

- A. Planning Commission's October 26, 2018 draft minutes
- B. Planning Commission's October 26, 2018 draft recommendations/findings
- C. Planning Commission's recommended Draft Lopez Village Plan
- D. Planning Commission's recommended Draft Development Regulations
- E. Planning Commission's recommended Draft Standard Plans
- F. Planning Commission's recommended Draft Implementation Plan
- G. Public Comment received November 2, 2018: Email from Port of Lopez
<https://www.sanjuanco.com/1363/Public-Comments>
- H. LVPRC August 15, 2018 minutes and draft October 12, 2018 minutes
- I. Comparison of Home Occupation, Cottage Enterprise and Neighborhood Enterprise Standards

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

PURPOSE: To prepare you for the November 29th briefing on the Planning Commission's recommended versions of the Lopez Village Plan, development regulations, standard plans and implementation plan.

This report includes a summary of the Planning Commission's recommendations, a recommended process for moving the plan forward, background, explanations for the specific changes proposed in the Planning Commission's drafts and public comments received after the public hearing. It also includes a staff recommendation for Appendix G Public Participation that was only a placeholder in the public hearing draft.

SUMMARY OF PLANNING COMMISSION'S RECOMMENDATIONS: Attachments C - F provide the Planning Commission's recommended drafts of the proposed Lopez Village Plan and implementation documents. Their drafts incorporate all staff and Lopez Village Planning Review Committee recommendations. The Planning Commission's minutes and findings and recommendations are in Attachments A and B.

PROPOSED PROCESS FOR CONTINUED PUBLIC HEARING AND PUBLIC NOTICE: The proposed Planning Commission versions of the plan, development regulations, standard plans and implementation plan

include additions and revisions to the proposed drafts. Also included are replacement of two code sections. Staff suggests that Council identify (after additional work sessions if desired) preliminary changes or alternatives that they may want in the drafts. Staff would publish another notice including the list of items proposed to be changed from the original public hearing draft. Council could continue the public hearing and consider any additional comments on the revised proposals.

BACKGROUND:

August 17, 2018: Staff briefed County Council on the Lopez Planning and Review Committee's (LVPRC) July 27, 2018 proposed draft Lopez Village Plan including draft development regulations, standard details and implementation plan. See the August 3, 2018, staff report at:

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

See the August 17, 2018 briefing presentation at:

https://www.sanjuanco.com/DocumentCenter/View/17211/2018-08-17_Lopez-Village- Joint Brief CC-PC

The August staff report includes a summary of LVPRC members thoughts about what is most important about the proposed plan, identifies topics that did not have complete LVPRC consensus and outlines additional plan revisions recommended by the LVPRC and staff. It also provides project background information, and highlights of the proposed plan, development regulations, standard details and implementation plan.

September 21, 2018: The Planning Commission and County Council received public testimony about the proposals at a joint public hearing on Lopez Island. See the presentation:

https://www.sanjuanco.com/DocumentCenter/View/17210/2018-09-20_DCD_Lopez_Vil_Joint_Pub_Hear_Presen_CC-PC

October 12, 2018: Staff met with the LVPRC to obtain feedback and recommendations for the changes to the plan suggested by the public.

October 26, 2018: The October 15, 2018 staff report includes a summary of public comments and associated LVPRC recommendations about them. See it here:

https://www.sanjuanco.com/DocumentCenter/View/17102/2018-10-15_DCD_Kuller_Staff_Rep_LVPlan_PC_10-26-18

The Planning Commission re-opened public hearing. Public testimony was provided by the following Lopez island residents:

- Jennifer Buckallew suggested that item A of the new proposal for food trucks still needed clarification.
- Todd Twigg, Lopez Island provided comments about the stormwater proposals by Public Works.
- Sandy Bishop, Lopez Village Plan Committee Member discussed stormwater.

The public hearing was closed and The Planning Commission deliberated on the proposals. Staff walked the Planning Commission through changes suggested by the public and recommended by staff or the LVPRC in a PowerPoint:

https://www.sanjuanco.com/DocumentCenter/View/17386/2018-10-26_DCD- Lopez_Vil_PC_Deliberations

After consideration of the proposed changes, the Planning Commission voted to recommend consideration of the Lopez Village Plan as submitted with the additional revisions made by consensus and motion at their meeting. (Moved by Tim Blanchard, seconded by Victoria Compton, Michael Pickett – yes, Victoria Compton – yes, Steve Rubey – yes, Brent Snow – yes, and Tim Blanchard – yes. Motion passed

unanimously) (Attachments A and B).

OVERVIEW OF PROPOSED CHANGES IN THE PLANNING COMMISSION RECOMMENDATION

The Planning Commission's changes to the original public hearing drafts are shown in red strikeout and underline. Map changes are described in this report.

MAKE THE LVPRC's GENERAL RECOMMENDATIONS

- Executive summary - Prepare this summary as an implementation bulletin after the final plan and regulations are adopted, and
- How to use this plan - Develop this tool as an implementation bulletin after plan adoption.

LOPEZ VILLAGE PLAN – ATTACHMENT C

Maps

Map 1 Lopez Village Primary Viewsheds: This map was updated for clarity by adding arrows directed at Fisherman Bay and changing all of the viewshed highlights to blue. The multiple colors on the public hearing draft had had no meaning, Page 20.

Map 2 Tree Planting Plan: This map was revised to include an inset of the UGA boundaries, Page 26.

Map 5 Lopez Village Urban Growth Area Land Use: The split designation was removed from TPN 251550011000, 315 Lopez Road. The parcels' land use designation was changed to Village Commercial, Page 32.

Map 7 Lopez Village Connectivity: This maps was revised to include an inset of the UGA boundaries and to extend the paths on Fisherman Bay and Lopez roads to the UGA boundary, Page 46

Map 8 Lopez Village Parking Plan with Entitlement Area: Page 49 was revised to include an inset of the UGA boundaries (October 15th staff report). It was also re-labelled to (8)(A) (angle parking). On Page 50, map (8)(B) (parallel parking) was added to allow flexibility for stormwater improvements.

Make a Consistency Corrections Related to the Maps

- Amend the text on Page 47 to reflect the addition of Map(8)(B), and
- Correct name in the table of contents list of maps to: Parking Plan with Entitlement Area.

Plan Text

Make a Consistency Change in the Description of the Land Use Designations

Change the following text on Page 30 to reflect the Planning Commission's proposed Map 5 Lopez Village Urban Growth Area Land Use.

Village Commercial

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

~~commercial uses on the west side of Fisherman Bay Road.~~

Correct Utility Name: On Page 67: Change *Puget Power* to *Puget Sound Energy*, Lines 6 and 7.

Make Text Consistent with Planning Commission Recommendation to Eliminate Split Zoned Parcels

On Page 30, delete the following for consistency with the Planning Commission’s recommended land use map that does not include split land use designations.

~~**18.XX.XXX — Lopez Village urban growth area split land use designations.**~~

~~**A.** If a lot has multiple land use designations, each separately designated portion of the lot may be developed, subdivided, or used consistent with the applicable use regulations for its designation; provided, that each separately designated portion of the lot meets all applicable San Juan County Code requirements.~~

~~**B.** Subdivisions allowed under this section shall occur within or along the land use designation boundary line. They shall not result in lots with multiple land use designations.~~

PLAN GOALS AND POLICIES

Add Natural Systems and Habitat Goal and Policy

On Page 74 add the following:

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.

DRAFT REGULATIONS – ATTACHMENT D

Neighborhood Enterprise

Pages 43 and 44 of the draft regulations contain proposed neighborhood enterprise land use standards which are also posted below the following land use table excerpt. This use was introduced into the draft regulations by the LVPRC after the March public outreach event in response to public comment. At and after that event, the LVPRC heard many comments that folks wanted to develop live-work properties on parcels primarily located on the east side of Fisherman Bay Road. Other more general comments suggested that more commercial opportunities should be retained/available throughout the Village.

The neighborhood enterprise use is intended increase the potential for live-work situations in the proposed Village Commercial land use designation beyond what is allowed by the home occupation and cottage industry standards. Attachment I contains a comparison of home occupation, cottage enterprise and neighborhood enterprise standards.

Page 19 of the draft contains the definition of neighborhood enterprise:

“Neighborhood enterprise” means a commercial or manufacturing activity conducted in whole or in part in either the resident’s single-family dwelling unit or in an accessory building, but is of a scale larger than a cottage enterprise.

Planning Commission left two alternatives in their recommended draft regulations. Alternative A limits the use to particular parcels. The new Planning Commission Alternative B allows the use as a conditional use on all Village Residential parcels. Some Planning Commissioners thought a provisional use permit would be okay and less burdensome.

On Pages 35, the Planning Commission suggested that two neighborhood enterprise alternatives be considered:

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Alternative A August 3 rd Version: Neighborhood enterprise	Y	N	C ¹⁵
Alternative B: LVPRC and Planning Commission Recommendation for Council Hearing: Neighborhood enterprise	<u>Y</u>	<u>N</u>	<u>C</u>

On Page 38, Note 15 to the land use table pertains to Neighborhood Enterprise Alternative A:

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

Neighborhood Business Alternative A



18.XX.XXX Neighborhood enterprise.

The following standards apply to neighborhood enterprises:

- A.** The enterprise employs or contracts with no more than ten (10) persons on site.
- B.** The neighborhood enterprise supplements the residential use of a dwelling unit or multi-family units. The residential function of the dwelling units and property shall be maintained. The owners or operator of the neighborhood enterprise must reside on the parcel.
- C.** A neighborhood enterprise may operate out of existing or new buildings that comply with Chapter 15.04 SJCC. (*Note: Construction Codes*).
- D.** If one or more structures accessory to a single-family residence or multi-family unit is used for the conduct of the neighborhood enterprise, the total use area in accessory structures devoted to it shall not exceed 2,500 square feet in area on parcels two acres or less in size, except for existing accessory buildings constructed before the effective date of this code.
- E.** Sales and services related to the neighborhood enterprise are allowed. Small scale exterior display of goods for sale shall be allowed in an area not to exceed four by six feet (4' x 6'). Drive through windows are not allowed.
- F.** Outdoor storage areas exceeding five hundred (500) square feet shall not be visible from adjacent properties or rights-of-way. They must be visually screened by fencing, existing vegetation or landscaping that complies with SJCC. 18.XX.XXX (*landscaping code*).
- G.** No more than two signs are allowed. No sign may be larger than two square feet, internally illuminated, or made of reflective material.
- H.** The impacts of the neighborhood enterprise must not:
 - 1. Increase the one-hour average background sound level by more than two (2) decibels at the property boundary.
 - 2. Generate traffic that would exceed twenty (20) round trips per day if the use is located on a local access road or a non-surfaced minor collector road; fifty (50) round trips per day if located on a surfaced minor collector road; or one hundred (100) round trips per day if located on and access is permitted from Fisherman Bay Road.
 - 3. Have visible parking spaces except from Fisherman Bay Road or other major collector. Parking shall otherwise be screened from view from adjoining properties by a "Type A" landscaping screen in accordance with SJCC 18. XX.XXX (LV landscaping requirements) or visual fencing.

Mobile Food Vending Units

On Page 42, the Planning Commission recommended replacement of the original public hearing draft regulations with the following code provisions based on public comments received at the public hearing on September 21 and October 26, 2018.

Mobile food vending units:

- A. Are allowed in the Village Commercial and Village Institutional designations in accordance with SJCC 18.XX.XXX (Note: Lopez Village land use table).
- B. Area allowed as a temporary event in the Village Residential designation per 18.80.060.
- C. May be located on private or public property except as prohibited by the street vending regulations in Chapter 5.08 SJCC.
- D. 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;
- E. Must be placed at least five (5) feet from driveways, sidewalks, utility boxes, accessibility ramps, and building entrances or exits.

Correct Sign Code

On Page 44 of the development regulations, the Planning Commission made the political sign code exemption consistent with the recent updates to the Unified Development Code in Ordinance 16-2018.

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

- 3. Political signs. ~~that are erected no more than forty-five (45) days prior to an election and are removed by the candidate or landowner no more than seventy-two (72) hours following an election terminating candidacy. Political signs shall not exceed six (6) square feet in area.~~

Replace Road and Driveway Regulations

Pages 60 -63. Also see Pages 3 and 4 of the October 15, 2018 staff report.

The originally proposed road and driveway regulations were based on the Eastsound regulations and recent policy decisions necessary to clarify them. Although staff and the LVPRC tried to work out some of the Eastsound code bugs that make implementation difficult, Public Works did not favor the draft Lopez Village regulations. They found the triggers for requiring frontage improvements confusing and suggested that the requirements for frontage improvements be based on project impacts, not value.

Staff, LVPRC and the County Engineer propose replacement of the draft code section that was presented to Planning Commission and approved for inclusion in the Planning Commission's recommendation. This new proposal for road and driveway standards is clear and uses an impact based determination of when and what frontage improvement would be required. It also includes adoption of the proposed LVPRC standard plans into code which provides better transparency for their adoption.

18.30.XXX Road and driveway standards.

A. Except as modified by this section, the public road standards in SJCC18.60.090 and private road standards in SJCC18.60.100 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(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. In all cases, 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:

<u>STANDARD PLAN NO.</u>	<u>DESCRIPTION</u>	<u>NOTES</u>
<u>911</u>	<u>Typical Street Sections</u>	<u>No parking and parallel parking</u>
<u>912</u>	<u>Typical Street Sections</u>	<u>45 angle parking and main arterial</u>
<u>913(a) and (b)</u>	<u>Parking Layout</u>	
<u>914</u>	<u>Pedestrian Crossing Layout</u>	<u>With crosswalks</u>
<u>915</u>	<u>Streetscape Details</u>	<u>With driveway</u>
<u>916</u>	<u>Pedestrian Path</u>	<u>Specifications</u>
<u>917</u>	<u>Pedestrian Bridge Requirements</u>	<u>Material Concepts</u>

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.

Lopez Village Parking Requirements, Item (L)

An exception to the parking requirements is added on Page 67 of the regulations allow a variance/deviation from pervious parking requirements in proposed 18.30.XXX Lopez Village parking requirements item (L):

Except for parking lots proposed in permanently affordable housing projects, Aall 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 proposal responds to a comment to eliminate non-safety requirements in affordable housing projects.

Also, the Parking Plan with Entitlement Area shown in the draft regulations was only for illustrative purposes in the regulations. Staff notes it should not be included in the regulations. It is in the plan and has been updated.

Prohibit Copper Roofs

On Page 71, add a new code section to prohibit copper roofs. Stormwater runoff from such roofs could pollute Fisherman’s Bay according to Ecology’s Stormwater Management Manual for Western Washington.

18.30.XXX Exterior Construction Materials.

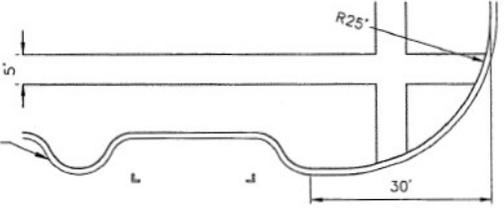
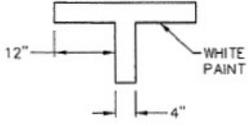
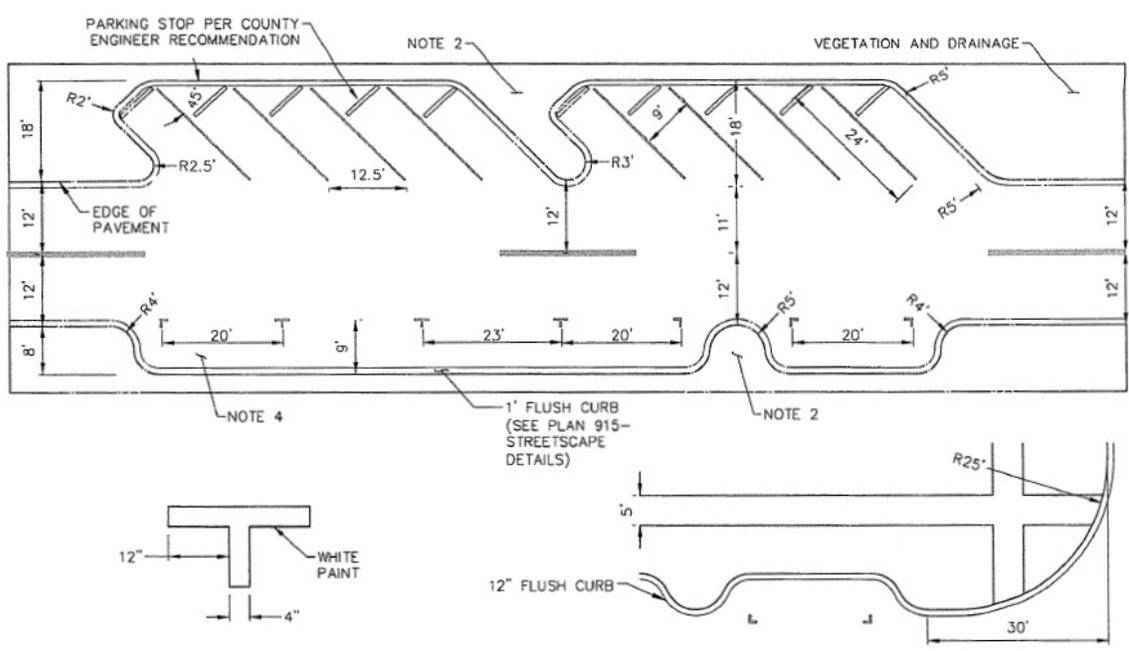
Use of copper is prohibited as an exterior construction material.

STANDARD PLANS – ATTACHMENT E

At a special meeting on August 10, 2018 to discuss new stormwater grants, the LVPRC voted to recommend changes to Standard Plan #912 to accommodate new stormwater plans: Standard Plans 912(a)(12 re-labelled) and 912(b) were provided at the September 21 public hearing. Standard plan 912(b) provides a pervious concrete option.

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	<u>Alternative b allows for pervious concrete and street sweeping</u>
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts

PLOT DATE: 2016-1-12



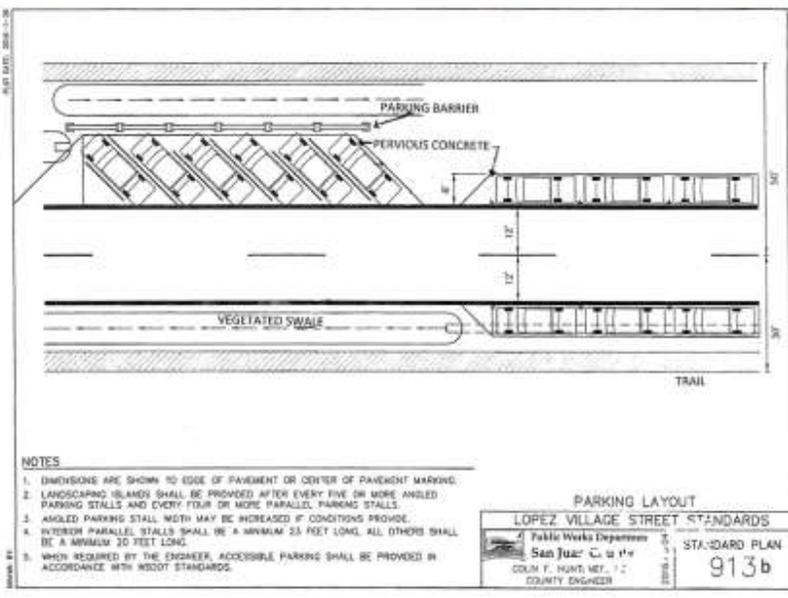
- NOTES**
1. DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT OR CENTER OF PAVEMENT MARKING.
 2. LANDSCAPING ISLANDS SHALL BE PROVIDED AFTER EVERY FIVE OR MORE ANGLED PARKING STALLS AND EVERY FOUR OR MORE PARALLEL PARKING STALLS.
 3. ANGLED PARKING STALL WIDTH MAY BE INCREASED IF CONDITIONS PROVIDE.
 4. INTERIOR 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., P.E. COUNTY ENGINEER	STANDARD PLAN 913a
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DRAWN BY: CCB



- NOTES**
1. DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT OR CENTER OF PAVEMENT MARKING.
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PARKING LAYOUT

LOPEZ VILLAGE STREET STANDARDS

Public Works Department San Juan County COLIN F. HUNT, M.E., P.E. COUNTY ENGINEER	STANDARD PLAN 913b
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IMPLEMENTATION PLAN REVISIONS – ATTACHMENT F

Stormwater

On Page 1, make corrections to the general Key and Funding key abbreviations

General Key

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

Funding Key

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

On Page 3, update stormwater projects to reflect those proposed by Public Works after receiving grants for capital improvement projects (note: excerpt from original).

Project Description	Responsible	Cost	Funding Source	2017	2018	2019
STORMWATER						
Lopez Village Bioswale <u>Retrofit</u> Project FMB3 5 & 6 Improve existing roadside ditches	PW-ER	<u>Total:</u> \$145,400 \$97,5000 \$ 80,600 47,900	PSP StormU CWU	Pilot in Fall	Cons truct	
<u>Lopez Village Farmers Market – pervious pavement and raingarden FMB4</u>	PW-ER	\$541,400	DOE, REET CWU			Main -tain
<u>Weeks Wetland Bioswale Upgrade FMB 3</u>	PW-ER	346,400	DOE, CWU			

Add New Activities Under the Marine Category

On Pages 3 and 4 add the following:

Marine	
<u>Explore options for marine facilities that would provide access to Lopez Village</u>	POL /PW
<u>Beach restoration projects are encouraged on all Lopez village beaches</u>	PR/PW

Public Comments Received after October 26 Planning Commission Meeting

Paul Hendrickson, Port of Lopez submitted comments (Attachment G) to clarify some information in the record regarding marine access and the coordination with the U.S. Coast Guard.

Staff Recommendation for Appendix G Public Participation of the draft Lopez Village Plan

The public hearing draft had a placeholder for an appendix related to public participation (Appendix G) Staff recommends adding the following content for this appendix to the advertisement of the list of plan changes. Additional public hearing dates could also be added.

PUBLIC PARTICIPATION

Staff provided multiple briefing to County Council that described the contents and progress of the draft plan over multiple years. All staff slide shows that provide project information are available on the project webpage at: <https://www.sanjuanco.com/1367/Staff-Presentations>. In addition to having bi-monthly meetings with a public access period and writing newspaper articles, the LVPRC did additional public outreach to inform and engage the community including the following events:

2014 Public Outreach Events

September 8 - Lopez Community Center Board: Barbara Thomas and Annie Albritton

September 9 - Peer Business Group 1: Nancy Greene

September 15 - Lopez Community Land Trust Board: Nancy Greene and Sandy Bishop

September 15 - Hospice and Home Support Board: Dennis Ryan and Nancy Greene

September 16 - Lopez Chamber Board: Nancy Greene and Sandy Bishop

September 18 - Lopez Library Board: Dennis Ryan and Madrona Murphy

September 18 - Lopez Solid Waste Disposal District Board: Sandy Bishop and Madrona Murphy

September 18 - Fisherman Bay Sewer District: Dennis Ryan and Dan Drahn

September 25 - Lopez Village Businesses: Barbara Thomas and Nancy Greene visited:

- Blossom Organic Grocery
- Vortex
- Holly B's Bakery
- Village Crafts
- Bucky's Lopez Island Grill
- Chimera Gallery
- Caffe La Boheme
- Paper Scissors on the Rock
- Lopez Island Reality
- Lopez Village Books
- Lopez Island Prevention Coalition
- Gallery 10
- The Butterfly Boutique
- Leyde & Associates PLLC
- The Fudge Factory
- Isabel's Coffee Shop
- Déjà vu
- Rosewood Environmental Services
- Island Body & Fitness
- Village Cycles
- Healing Energy Arts of Lopez

September - 29 Peer Business Group 2: Barbara Thomas

October 10 Outreach: Nancy Greene sent community e-mails and mailing from the list of Village property owners and businesses. Notices regarding the meeting was published on Lopez Rocks. Meeting notices

were posted at the South End Grocery, Sunset Builders Supply, both coffee shops in the Village, the Library, the Ferry Landing, Lopez Village Market and Blossom Groceries, Vortex, the Land Trust and the Family Resource Center.

October 2 - Village Business: Nancy Green and Barbara Thomas contacted:

- The Love Dog Café
- Three offices in the old grocery store building
- Swallow Construction
- Doug James Floor Covering
- Ark Veterinary Clinic
- The Gallery
- The Barber in the Ville

October 7 - Public Meeting: Lopez Center for Community and the Arts

2015 Public Outreach Events

April 9, 2015 - Public Meeting at the Lopez Center for the Community and the Arts: Alternative land use district maps, and the revised vision statement and goals and policies. Public comments, both recorded and verbal, supported a condensed commercial/mixed use core, an institutional designation for public and church lands surrounded by residential lands.

October 7, 2015 - public meeting members of the Committee presented information to ten Village boards, organizations and groups that had meetings during the month of September. We also went door-to-door to twenty-nine Village businesses to inform them of the project, supply flyers, answer any questions, and invite them to the October Public Meeting.

A newspaper article prepared by the LVPRC and published in the Islanders Weekly on the week of November 10th reported on the October 7th meeting.

Lopez Chamber of Commerce Meetings

Library sponsored "Shelter" lecture series in order to reach a wider segment of the island

2016 Public Outreach Events

LVPRC attended public meetings and providing input on the Farmers Market stormwater project.

2017 Public Outreach Events

No major events.

2018 Public Outreach Events

February 12 - Peer Group- Nancy and Barbara - announcing Pop-up and Open House

February 23 - Pop-up Studio Village Market

March 7 - Open House at Lopez Center for Community and the Arts



September 21, 2018 Joint County Council and Planning Commission Public Hearing
October 26, 2018 Planning Commission Public Hearing



DRAFT **ATTACHMENT A**
SAN JUAN COUNTY PLANNING COMMISSION SPECIAL MEETING

MINUTES OF THE OCTOBER 26, 2018 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:40 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Planning Commission
Members Present: Tim Blanchard, Steve Rubey, Michael Pickett, Victoria Compton, and Brent Snow

Planning Commission
Members Excused: Dale Roundy, Pete Moe and Camille Uhler

Department of Community
Development (DCD) Staff
Present: Linda Kuller, Planning Manager; and Lynda Guernsey, AS II

Administrative Items

Introduction of Planning Commission

Minutes of September 21, 2018

Moved by Victoria Compton, seconded by Michael Pickett, to approve the minutes as submitted. Motion passed with three yes votes, zero no votes and two abstentions (Snow and Compton).

Citizen Access Time – No one wished to speak.

Continued hearing and deliberations on: A. Draft Lopez Village Plan; B. Draft Lopez Village Development Regulations; C. Draft Standard Plans; and D. Draft Implementation Plan – Linda Kuller, Planning Manager

By consensus of staff and Planning Commission, it was agreed to start the hearing by re-opening public testimony.

Public testimony was opened and the following spoke and responded to questions from the Planning Commission and County Council:

Jennifer Buckallew, Lopez Island Todd Twigg, Lopez Island

Sandy Bishop, Lopez Village Plan Committee Member

Public testimony was closed with the option to reopen.

Linda Kuller gave a power point presentation of the drafts of the Lopez Village Plan, Lopez Village Development Regulations, standard plans, and Implementation Plan and the Planning Commission used the that process to make recommendations regarding those drafts. The power point presentation will be attached to these minutes.

**Draft Lopez Village Plan, Development Regulations, Standard Plans and Implementation Plan
Power Point Presentation – 10/24/18**

Pages 1 and 2

These pages presented an overview of the process and no recommendations were made.

Page 3

Second Slide - By Consensus, the Planning Commission accepted the staff and Lopez Village Plan Review Committee's (LVPRC) map changes in the draft plan with emphasis on preserving green areas.

Third Slide - Moved by Tim Blanchard, seconded by Michael Pickett, to accept the staff recommendation to keep TPN 251550011000, located at 315 Lopez Road, designated as Village Commercial. Michael Pickett – yes, Victoria Compton – yes, Steve Rubey – yes, Brent Snow – yes, and Tim Blanchard – yes. Motion passed unanimously.

Page 4

First Slide – By Consensus, to accept the consistency changes for page 21 as recommended.

Second Slide – By Consensus, to accept the correction as recommended.

Third Slide – By Consensus, to accept staff's revised recommendation regarding political signs.

Page 5

First Slide – By Consensus, to accept the staff and LVPRC recommendation to clarify item A by breaking it into two parts and the first part should be clear that food trucks are permitted in VC and VI designations.

Second Slide and Third Slide – By Consensus, to accept the staff, LVPRC and County Engineer recommendations regarding the road and driveway regulations and send them forward to the County Council.

Page 8

First Slide - By Consensus, to accept staff and LVPRC recommendations on the implementation plan revisions.

Second Slide – By Consensus, to accept staff and LVPRC recommendations on an executive summary and a “How to Use This Plan” document.

LVPRC FEEDBACK ON SEPT. HEARING – End of Page 8 through Page 12

Third Slide – 1. Habitat Buffer – By Consensus, to accept staff and LVPRC recommendation for no change.

First Slide – 4. Affordable Housing – By Consensus, to accept staff and LVPRC recommendation.

Second Slide – 5. Beach Rock – Restoration Projects – By Consensus, to accept staff and LVPRC recommendations.

Third Slide – 6. Docks – By Consensus, to accept staff and LVPRC recommendations.

First Slide – 8. Viewsheds and Tree Planting – By Consensus, to accept staff and LVPRC recommendations of no change.

Second Slide – 9. Path and Land Use Designation – By Consensus, to accept the staff language change of adding “location conceptual” regarding paths, Map 7, Connectivity, Page 46.

Third Slide – 10. Land Use Designation and New Land Use Designation – By Consensus, to accept staff and LVPRC recommendation of no change to the Wilburn property designation.

By Consensus, to accept staff the staff recommendation of no change in the designation of the entire Village to Village Mixed Use.

First Slide – 13. Land Use Table – By Consensus, to forward to the County Council for further development.

Second Slide – 17. Expand Existing Commercial Zoning – By Consensus, to accept staff and LVPRC recommendation of no change.

Third Slide – 20. Natural Systems and Habitat – By Consensus, to accept the recommended language.

First Slide – 21. Land Trust – By Consensus, to accept staff and LVPRC recommendation of no change.

Second Slide – 22. Copper Roofs – By Consensus, accept the recommendation as further revised with the added language of “exterior copper construction materials are prohibited.”

Third Slide – 23. Map1 Viewsheds Legend – By Consensus, to accept the staff and LVPRC recommendation.

Moved by Tim Blanchard, seconded by Victoria Compton, to recommend consideration of the Lopez Village Plan as submitted with the additional revisions made by consensus and motion at today’s meeting. Michael Pickett – yes, Victoria Compton – yes, Steve Rubey – yes, Brent Snow – yes, and Tim Blanchard – yes. Motion passed unanimously.

Return to Administrative Items

Discussion of attendance and upcoming schedule of meetings.

Adjournment

Moved by Michael Pickett, seconded by Victoria Compton, to adjourn the meeting at 10:47 a.m. The next joint meeting of the County Council/Planning Commission will be Friday, December 14, 2018, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

Lynda Guernsey

Attachment A: Lopez Village Plan, Lopez Village Development Regulations, standard plans, and Implementation Plan – 10/24/18



San Juan County Planning Commission

DRAFT FINDINGS AND RECOMMENDATIONS

HEARING DATE: September 21, 2018 and October 26, 2018

SUBJECT: Draft Lopez Village Plan; Draft Lopez Village Development Regulations; Draft Standard Plans; and Draft Implementation Plan

APPLICANT: San Juan County

LOCATION: Lopez Village, Lopez Island

COMMISSION MEMBERS PARTICIPATING: Tim Blanchard, Steve Rubey, Michael Pickett, Brent Snow, and Victoria Compton

COMMUNITY DEVELOPMENT AND PLANNING

RECOMMENDATION: Approval

PLANNING COMMISSION

RECOMMENDATION: Approval

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

The San Juan County Planning Commission hereby recommends to the County Council, the adoption of the Draft Lopez Village Plan; Draft Lopez Village Development Regulations; Draft Standard Plans; and Draft Implementation Plan as it was modified at the September 21, 2018 joint County Council/Planning Commission meeting and the October 26, 2018 Planning Commission meeting. The changes are reflected by motion and consensus in the Planning Commission minutes dated October 26, 2018.

Recommendation:

The Planning Commission is to recommends consideration of the draft Lopez Village Plan Draft Lopez Village Development Regulations; Draft Standard Plans; and Draft Implementation Plan_as submitted with the additional revisions made by consensus and motion.

The vote of the Planning Commission on the above described recommendation is as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Michael Pickett	X		
Tim Blanchard	X		
Steven Rubey	X		
Victoria Compton	X		
Brent Snow	X		

RECOMMENDED this 26th day of October, 2018 which constitutes the date of the Planning Commission's action, per State law.

SAN JUAN COUNTY PLANNING COMMISSION

Chair or Vice-Chair

Date

Co-signor

Date

1

Lopez Village Plan

For the Vital Place at the Heart of Lopez Island

2

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4

5 Photo Credit: Bill Evans Photography

6

October 26, 2018 Planning Commission Recommended DRAFT



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Acknowledgements

The Lopez Village Subarea Plan along with its companion development regulations and standard details were adopted by the San Juan County Council on _____, 2018 in Ordinance __-2018.

The Lopez Village Planning and Review Committee was established by the County Council in Resolution No. 34-2013 to help the community develop this subarea plan for the Lopez Village Urban Growth Area. This Committee advised the staff, Planning Commission and County Council on the development of the Lopez Village Subarea Plan and the regulations and standards needed to implement it. Thank you to this dedicated Committee and to the community partners and staff who were instrumental in the creation of this Plan.

Lopez Village Planning and Review Committee	Annie Albritton	
	Sandy Bishop	
	Nancy Greene	
	Madrona Murphy	
	Dennis Ryan	
	Barbara Thomas, Chair	
San Juan County	Councilman Jamie Stephens	
	Linda Kuller, Planning Manager	
	Shannon Wilbur, Sr. Project Engineer	
	John Cook, Engineering Technician	
	Jacob Heinen, Engineering Technician	
	Colleen Brennan, Engineering Technician	
	Stephanie O’Conner, Engineering Technician	

Dedication: This Plan is dedicated to Dan Drahn (pictured above) in recognition of his long-standing and extensive contributions to Lopez Village planning. Dan’s expertise and positive attitude influenced the development of this plan. He was committed to his beloved community and to ensuring that the plan would create a better, more livable place for generations to come.



Authority

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



Growth Management Act (GMA)

The Lopez village Subarea Plan is adopted pursuant to the GMA and its fourteen planning goals (Appendix A) that help Washington State communities plan in a coordinated fashion to protect the public’s health, safety and welfare. Under the GMA, the subarea plan must be consistent with and supportive of the San Juan County Comprehensive Plan (the *Plan*), county-wide planning policies, development regulations and capital budgets. Also, GMA requires that public facilities and services be developed concurrently with the development that they serve align with adopted levels of service.



Applicability

The Lopez Village Subarea Plan supplements the goals and policies of the *Plan*. It applies to all land, land use activity, and to all structures and facilities developed within the official map of the Lopez Village Urban Growth Area. The provisions of the Lopez Village Plan shall prevail over any conflicting provision of the *Plan* except as provided in Shoreline Master Program (SMP) section below. All other provisions of the *Plan* shall retain their full force and effect.

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



Official Maps

This Subarea Plan includes map(s) which shall be known as the Lopez Village Subarea Plan official map(s). These map(s) shall consist of the official map adopted by Ordinance No. _____ including any subsequent amendments adopted pursuant to SJCC 18.90.020 and 18.90.050. The official maps may delineate land use districts, public facilities, recreation, open space areas, and transportation facilities. The official maps shall be amended in the same manner as other official maps of the *Plan*, as provided by SJCC 18.10.040, 18.90.020 and 18.90.050.



Plan Amendments

Subarea plan amendments shall be processed using the procedures in SJCC Chapter 18.90.

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Thank you to the Lopez Village Planning and Review Committee (LVPRC)!

County staff would like to recognize the significant contributions of the LVPRC throughout the process of drafting the Lopez Village Subarea Plan. Each committee member has dedicated countless hours to ushering this plan into existence. They have helped to shape this plan based on the foundation of a long history of planning in the Village. Their tireless work refining the plan to guide the Village toward a future the community wants.

The committee showed a commitment to incorporate public participation into the planning process early and often. Over the course of crafting the Lopez Village Subarea Plan, the volunteer members of the LVPRC showed an unwavering determination to parse public comments into the plan, helping to ensure that the plan is a true reflection of the collective aspirations for Village residents. The committee members led community workshops, pop-up studios, met with Peer groups, canvassed the Village for input, met with concerned citizens, and carefully considered public comments received at their regular meetings. The LVPRC took great care to develop a plan that reflected the pride and deep attachment Village residents feel toward their home.

As the adoption of the plan drew near, each committee member shared what he or she felt was the most important component of the plan.

Annie Albritton - The Village needs to be compact. Compact naturally leads to walkability. Also, we need a solid reasonable plan for growth. Having the plan in place is critical.

Sandy Bishop - The plan needs to provide balance: balance between those who were here before, those who are here now and those who come after. Also, balance between ecology, economy and people. Specifically not interested in a plan that fosters growth that is representative of the mainland. The plan needs to foster sense of community.

Nancy Greene - The heart of interest and concern in this plan is to foster a healthy village. With citizens relating, businesses relating. Relationships are primary. The land needs to help us preserve community values.

Madrone Murphy – The plan should empower the Lopez community to get involved in shaping and reviewing development in the village, and create the basis for a village that serves the community, and is appropriate for its location within the Fisherman Bay watershed. The plan should allow and encourage creative solutions

Dennis Ryan - Health is a critical driver, health of economy, ecology and interactions. The village needs to be walk-able, well connected between places and interesting.

Barbara Thomas - The plan needs to foster a sense of community that this island has always had. Sharing, caring, and helping amongst ourselves. We need interactive spaces and spaces that allow us to continue knowing each other. Health is dependent on a compact village, awareness of each other and our environment.



38

Lopez Village Vision

Lopez Village is on the mouth of Fisherman Bay and is the social and commercial core of the Island, where local matters.

The Village provides opportunities for a sustainable quality of life within a friendly and responsible community setting.

Natural systems which support the Village are thoughtfully cared for and valued.

THESE CORE VALUES ENVISION THE CREATION OF:

A sustainable, climate resilient village with ecological integrity attuned to long-term stewardship of its natural context, very protective of Fisherman Bay, and that treasures rural tranquility and night skies.

A viable, innovative, and diverse economy with employment opportunities, stable businesses, and services for residents and visitors.



A well connected mobility framework network for pedestrians, bicycles, transit, and automobiles.

An inviting, distinctive sense of place based on the intrinsic qualities of our natural and built environment, valued historic and cultural assets, unique local character, and commitment to beauty, hand craftsmanship, and human scaled design including sustainable building practices and energy conservation.

A vital, healthy community that fosters equity, diversity, and aging in place, and values local engagement in shaping Village development to achieve a high overall quality of life.



A livable village, with a range of services and uses where residents and visitors live, work, shop and socialize in a safe, attractive, walkable and healthy environment.

Introduction

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

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the west-ern side of Lopez Island. Lopez Village's (Village) western boundary is almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

Lopez Village is presently characterized with a mix of commercial, institutional and residential uses and open space. Its identity and appeal draws on its splendid views and setting, a classic but under-realized street grid, small-scale buildings with some fine, local details and a history of being the cultural and social center for the island.

Relationship to Other Local Plans and Land Use Regulations

San Juan County Comprehensive Plan (the *Plan*)

Subarea plans are developed under the provisions of the Growth Management Act (GMA), provided that such plans are consistent with the *Plan* which addresses the GMA's planning goals (Appendix A). These goals address urban growth, sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

Of particular importance in subarea planning are the goals designed to encourage compact development in areas where adequate public facilities exist or can be provided efficiently. The development of this subarea plan is consistent with Section B, Element 2 Land Use of the *Plan* including the overall goal for Growth Areas (Appendix B). Other plans related to the subarea are listed in Appendix D.

Subarea Plan Purpose

The purpose of the Lopez Village Subarea Plan is to guide future development in the Lopez Village urban growth area by establishing a vision, goals and policies that will guide growth consistent with the desires and wishes of the island residents. The community is committed to making the Village a compact place of future urban growth and to preserving the character of the overall island for agriculture and related uses.

The community's vision statement paints a picture of how the community might look, function and thrive in the future. It provides the framework for developing goals and policies that will be tools for decision-making. The Subarea Plan is intended to guide the actions of the community and County decision-makers. To further implement the Subarea Plan, the County will adopt consistent development regulations and standard plans to support the community's image of their future.

This Subarea Plan will provide locally determined and ongoing guidance for the growth of the Village that will enhance the vitality and livability of Lopez Island. It is intended to meet the requirements of GMA and be integrated with other relevant plans.

1 It will:

- 2 1. Ensure that Lopez Island residents and stakeholders play a dynamic role in defining the future character of
3 the Village;
- 4 2. Provide a tangible community vision for growth and development so that the qualities that define its
5 character and give it value as a place to live and work are not compromised;
- 6 3. Identify, conserve, and enhance the character and qualities that contribute to people's enjoyment of the
7 Village and that support its' function as the rural Island's primary commercial, service, residential and
8 cultural core;
- 9 4. Provide land use and development goals and policies which add to and are more specific than those
10 contained in the *Plan*;
- 11 5. Anticipate and identify the tools and resources needed to manage growth and change in the Village;
- 12 6. Develop action agendas to ensure that growth will not exceed the planned capacity of infrastructure and
13 public services; and
- 14 7. Provide guidance for the adoption of specific development regulations and design standards needed to
15 implement the community's vision of future land use patterns and development.

17 **Relationship Example: Vision, Goals, Policies, Code and Implementation Plan**

19 Vision:	A village that treasures rural tranquility and night skies.
20 Goal:	Develop night lighting standards that will minimize light pollution and facilitate viewing of 21 the stunning starry night sky.
22 Policy:	Adopt dark sky regulations based on the L-1 lighting regulations from the most current 23 Joint IDA-IES Model Lighting Ordinance.
24 Code:	Tailor model night lighting requirements to Village needs.
25 Implementation:	Provide technical bulletin and public education on Village lighting standards.

27 **Planning History - Lopez Village Non-municipal Urban Growth Area**

28
29 In 1978, San Juan County adopted its first comprehensive land use plan to address critical land use issues. The *Plan*
30 addressed the protection of the rural character and natural environment of the islands and guided growth and
31 development in the County.

32
33 In 1998, the *Plan* was updated and adopted under the Washington State Growth Management Act (GMA). To
34 address GMA goals, this plan encouraged higher density residential and mixed use development in growth areas to
35 prevent sprawl, protect natural resources and relieve development pressures that threaten rural character. In this
36 *Plan*, Lopez Village (Village) was designated a Village Activity Center.

37
38 In 2000, the Village was re-designated as an interim UGA in Ordinance No. 11-2000 as a viable alternative to address
39 affordable housing and achieve compliance with the rural element of the GMA. The interim UGA encompassed 466
40 acres of land and around 230 parcels. This interim designation was intended to preserve the natural beauty of the
41 island by allowing the creation of a concentrated development pattern in the Village.

42
43 The adoption of the interim Village UGA was appealed to the Washington State Growth Management Hearings
44 Board (Board). In May 2001, the Board issued a decision finding the Village UGA out of compliance with the GMA.
45 The Board required that the UGA boundaries be established using the criteria in RCW 37.70A.110 and that non-

1 municipal UGA boundaries be established after the completion of an urban capital facilities and service analysis.
2 Sewer, drainage and traffic facilities, water availability and saltwater intrusion issues were studied.

3
4 The availability of water service needed to accommodate a growing population was a key factor in determining the
5 2005 UGA boundaries. As a result of these studies plus population projections and capital facilities studies, the UGA
6 boundaries were reduced in Ordinance No. 9-2005 to include 206 acres of land and approximately 146 parcels.

7
8 The entire Lopez Village Urban Growth Area was designated “Village Commercial” on the *Plan’s* official map. This
9 designation and its associated density regulations provide a basic level of land use control.

10
11 The UGA boundary was further revised in 2008 to exclude 3 parcels that were not served or likely to be served by
12 the Fisherman’s Bay Sewer District or one of the three other water providers in the Village. The Village consists of
13 198 acres of land and 143 parcels. In 2008, non-residential development occupied 28 parcels and approximately 35
14 acres. In 2008, 25 additional acres of developable land were projected as needed to meet the demands for non-
15 residential land use and 74 acres were projected to be needed to provide a sufficient amount of developable land
16 to meet projected growth.

17
18 **Maximum Density and Density Bonus**

19
20 When adopted, the UGA established a maximum density for single family development in the Village of 4 units per
21 acre. A density bonus was established for developments that meet special criteria. A total of 8 units per acre were
22 allowed with a Planned Unit Development that met water conservation criteria and affordable housing
23 requirements. The density bonuses combined could provide a density bonus of four units per acre, plus the
24 underlying density of four units per acre for a maximum of eight dwelling units per acre.

25
26 **Growth Reserve Areas**

27
28 On its eastern border, two distinct Growth Reserve Areas (GRAs) (overlay districts) were established for possible
29 future inclusion in the Lopez Village UGA. Their inclusion in the UGA would be considered when growth warrants it
30 and appropriate provisions can be made for urban level services. A maximum density of 1 unit per five acres is
31 permitted in a GRA. These areas and other land surrounding the UGA are designated Rural Farm Forest.

32
33 **Past Community Planning Efforts**

34
35 Lopez islanders have a long history of developing a vision for the Village’s future. These efforts are described in
36 Appendix C and were used as the foundation for creating this subarea plan.

Community Characteristics

1

2 **Population Projections**

3 As the basis for its land use planning, the Growth Management Act (GMA) requires counties to use a population
4 projection that is consistent with the projections of the Washington Office of Financial Management (OFM). RCW
5 36.70A.115 states:

6 “Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that,
7 taken collectively, adoption of and amendments to their comprehensive plans and/or
8 development regulations provide sufficient capacity of land suitable for development within
9 their jurisdictions to accommodate their allocated housing and employment growth, including
10 the accommodation of, as appropriate, the medical, governmental, educational, institutional,
11 commercial, and industrial facilities related to such growth, as adopted in the applicable
12 countywide planning policies and consistent with the twenty-year population forecast from the
13 office of financial management.”

14

15 **Population Allocation in Urban Growth Areas**

16 The GMA requires that counties reduce sprawl and

17 “Encourage development in urban areas where adequate public facilities and services exist or
18 can be provided in an efficient manner” (RCW 36.70A.020 (1)).

19 It does not require a specific percentage of projected growth be allocated to urban growth areas. However, the
20 County’s urban growth area boundaries have been based on the premise that fifty percent of future development
21 on Orcas and Lopez Islands would occur within their urban growth areas. These areas provide urban services and
22 higher density housing options than rural areas.

23 **Past Projection**

24

25 In 2009, Appendix 1 of the Plan provided population projections, a build out analysis and land use inventories for
26 2000-2025 based on a 20-year average annual population growth rate of 2.2 percent. The OFM’s estimate of the
27 2010 population for San Juan Islands was significantly less than projected in the Plan (15,769 vs. 17,316).

28 **1990 - 2016 San Juan County Population Distribution**

29

30 Table 1 below shows that since 1990, Lopez Island’s population has steadily been fifteen percent of the County’s
31 population. As shown in Figure 1 below, Lopez Village’s population grew twenty-five percent or approximately
32 thirty-four residents between 2000 and 2016 or an average annual increase of approximately 1.5 percent. In the
33 same period, the population of Lopez Island increased thirteen percent or by 290 people, an average annual increase
34 of 0.83 percent.

35 Between 2000 and 2016, approximately 11.7 percent of Lopez Island’s total population increase occurred within the
36 Lopez Village urban growth area rather than the projected fifty percent. Sixteen years is a small sample size;
37 however, comparable data for earlier decades is not available.

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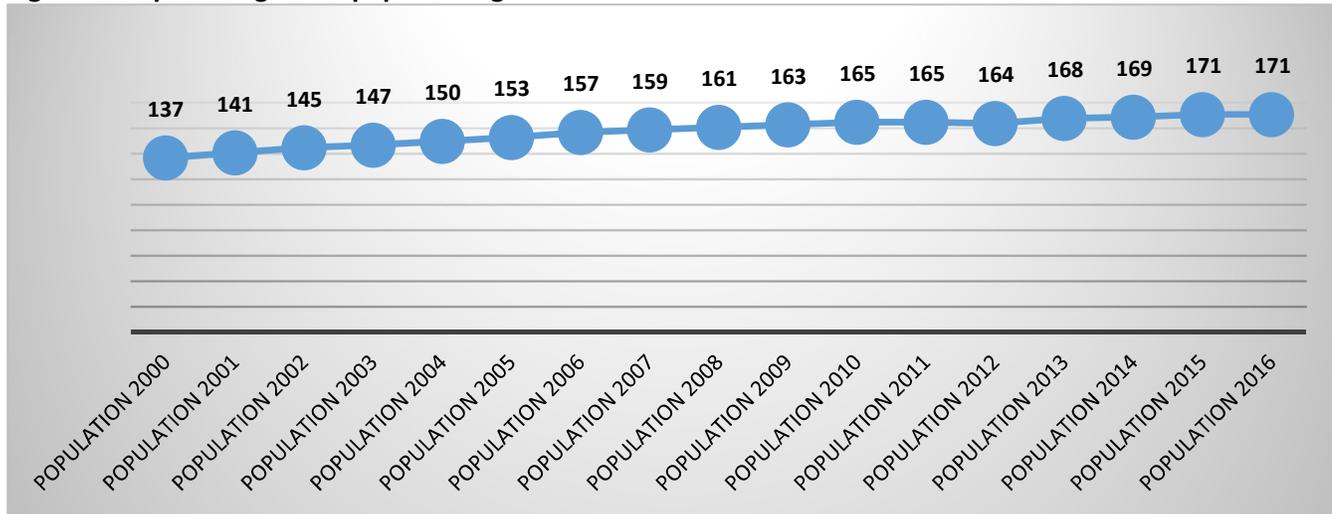
Table 1. San Juan County population distribution 1990 - 2016.

	1990	% by	2000	% by	2010	% by	2016	% by
Island	Population	Island	Population	Island	Population	Island	Population	Island
San Juan (unincorp.)	3,449	34%	4,783	34%	5,416	34%	5,566	34%
Orcas	3,195	32%	4,455	32%	5,220	33%	5,395	33%
Lopez	1,483	15%	2,176	15%	2,380	15%	2,466	15%
Shaw	163	2%	235	2%	238	2%	241	1%
Subtotal (unincorp.)	8,290	82.61%	11,649	82.7%	13,254	84.1%	13,668	83.8%
Town of Friday Harbor	1,492	14.9%	2,020	14.3%	2,162	13.7%	2,250	13.8%
Total Ferry Served	9,782	97.5%	13,669	97.09%	15,416	97.76%	15,912	97.54%
Total Non-Ferry-Served	253	2.60%	409	2.91%	347	2.20%	402	2.46%
TOTAL	10,035	100%	14,078	100%	15,769	100%	16,320	100%

Source: OFM Selected Islands Report (County Parts) September 21, 2016. 1990 data is from the OFM based on 1990 Census data.

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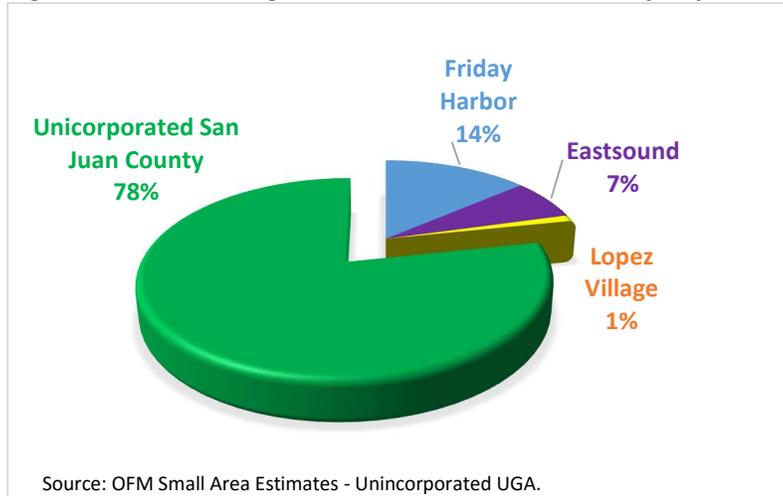
Figure 1. Lopez Village UGA population growth 2000 - 2016.



Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast 2012.

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



Unlike other counties where most population and economic activities are concentrated in urban growth areas, in San Juan County urban growth areas house a relatively low proportion of each island's population.

In 2016, the Lopez Village Urban Growth Area housed only one percent of the Lopez Island population. Overall, the County's urban growth areas accounted for approximately twenty-two percent of the County's population.

14

15 **SJC Comprehensive Plan Update 2036 Projection**

16

17 In 2017, the County selected a 2036 population projection based on its proportionate share of the State population
 18 to use in its periodic update of the *Plan*. The projection was selected after the review of the most recent OFM
 19 projections and U.S. Census and other data including the County's share of Washington State's population. Since
 20 1980, the County maintained an average 0.23 percent proportionate share of the State's growing population.

21

22 Because of the volatility of the County's annual population changes compared to the relative dependability of the
 23 County's proportionate share of the State's population, the County's selected population projection is based on its
 24 proportionate share of the State population. This projection is consistent with historic trends over the past thirty-
 25 six years. It is the most statistically valid method of projection and falls between the OFM's medium and high
 26 population forecasts.

27

28 **Lopez Village Population Projection - Proportionate Share of the Lopez Island Population**

29

30 For the past twenty-six years, the County's ferry served islands maintained consistent shares of the County's
 31 population. Population growth is allocated in Lopez Village urban growth area as a percentage of the Island's
 32 population rather than as a percentage of the County's population growth. The allocation of the island's population
 33 growth to Lopez Village assumes that the percentage of Lopez Island's population living in the Village will remain
 34 constant over the next twenty years, a proportionate share projection. This model is limited by the expectation that,
 35 as the Village grows, its relative weight to the island's population will remain the same.

36

37 The forecasts in Table 2 and Figure 3 indicate that Lopez Village Urban Growth Area currently contains 6.9 percent
 38 of the Lopez Island population. Under the proportionate share population method, the Lopez Village Urban Growth
 39 Area population is expected to become 204 people in 2036 and include sixteen household units (2.04 persons per
 40 household). By contrast, using the current rate of population growth of approximately one person per year suggests
 41 that by 2036, the population in Lopez Village would be 191 persons. Appendix E provides other population estimates
 42 that were considered.

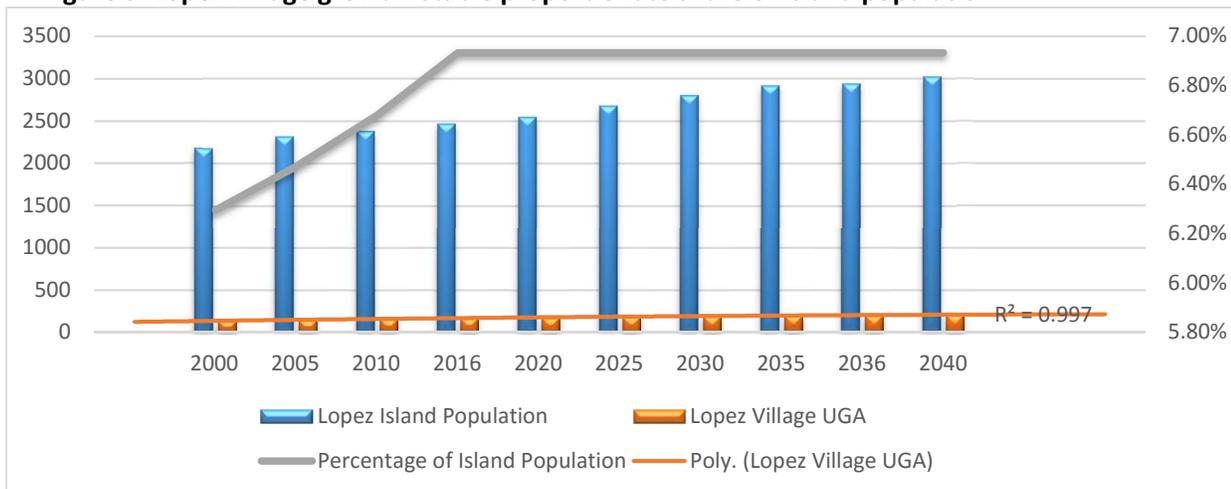
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1 **Table 2. Lopez Village UGA 2016-2040 population forecast: proportionate share of State population.**

	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

2 Source: OFM Small areas unincorporated UGA's September, 2016 and U.S. Census

3 **Figure 3. Lopez Village growth: stable proportionate share of Island population.**



4 Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and U.S. Census.

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8 Additional Lopez Village Population projections are found in Appendix E.

9 **Lopez Village 2010 - 2016 Permit Data**

10 Building permit data for Lopez Village 2010 - 2016 depicted in Table 3 indicates an almost 1 to 1 connection between
11 residential development and new residents. The residential development pattern across the rest of the island of 2.1
12 new units per new resident suggests that future residential development in Lopez Village may follow the same trend.

13 There may be plans in progress to revive a long subdivision in the Village. This development may generate up to
14 twenty-eight new residential units. Due to the size of this urban growth area, a few large developments could
15 account for the entire population allocation for Lopez Island. If in the future it's clear that population growth in
16 Lopez Village is occurring at a higher rate than expected, the County may revise its population projection for the
17 Village by attributing a higher percentage of the Island's population growth to it.

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1 **Table 3. Residential permits in Lopez Island and Lopez Village UGA 2010 - 2016.**

Year	Lopez Village	Lopez Island	Total Permits	Population	
				Lopez Village	Lopez Island
2010	0	27 Single Family Residence* 5 Demolition	32	165	2,380
2011	0	23 Single Family Residence 7 Demo	30	165	NA
2012	4 SFR	22 Single Family Residence 1 Demolition	27	164	NA
2013		17 Single Family Residence 1 Demolition	18	168	NA
2014	3 SFR	24 Single Family Residence 2 Demolition 1 Mixed-use	30	169	NA
2015	0	34 Single Family Residence	34	171	NA
2016	0	23 Single Family Residence 5 Demolition	28	171	2,466
2010 - 2016	7 SFR	170 Single Family Residence 21 Demolition 1 Mixed-use	199	171 - 165 = 6	2,466 - 2,380 = 86
Total					

2 Source: SJC Department of Community Development permit and OFM population data.* Includes all finalized owner/builder permits, manufactured homes,
3 park model and modular units.
4

5 Seven years is a small sample size and any conclusions drawn from Table 3 should be treated with caution. Between
6 2010 and 2016, the population of Lopez Island Village increased by six residents. Whereas at the same time, the
7 population of the rest of Lopez Island increased by eighty residents.

8 Lopez Village population growth has been at a rate of approximately one person per year whereas the population
9 growth for the rest of the island has been at a rate of about thirteen people per year. Over the same period, seven
10 single family residential permits were issued for new residences in Lopez Village and 170 single family residential
11 permits were issued for Lopez Island beyond the urban growth area. The permit data for Lopez Island reveals that
12 for every new resident on the island, more than two houses are constructed.

1 **Table 4. New residents and residences in Lopez Island and Lopez Village UGA 2010 - 2016.**

	New Residents 2010-2016	New SFRs 2010-2016	Rate of SFRs per new resident	SFRs per average household (2.04)
Lopez Island (outside UGA)	80	170	2.12	4.35 SFRs per household
Lopez Village	6	7	1.16	2.33 SFRs per household

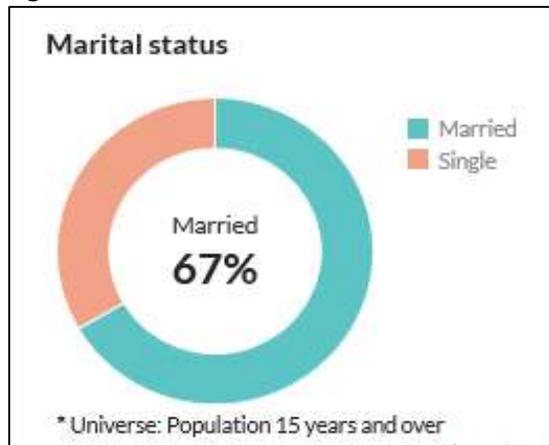
2 Source: SJC Department of Community Development permit and OFM population data

Lopez Island Demographic Snapshots

Unless otherwise noted, the following demographics for Lopez Island with comparisons to the County and Washington State came from the U.S Census Bureau American Community Survey Five year estimates 2012-2016. Because of the small sample sizes, they should be used cautiously.

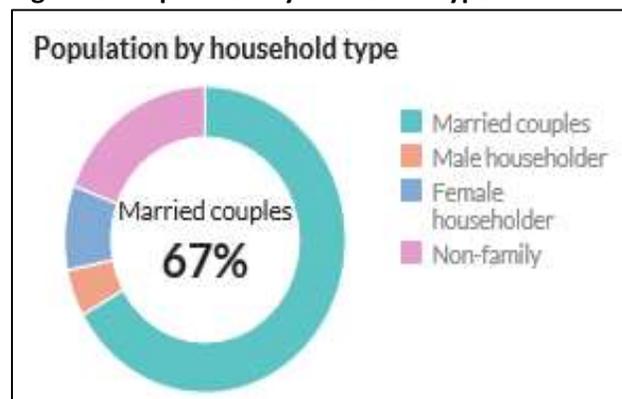
Marital Status

Figure 4. Marital status.



Sixty-seven percent of the Lopez population aged 15 years and older was married. This is about 10 percent higher than the County's marital rate of 58 percent and 25 percent higher than the Washington State rate.

Figure 5. Population by household type.



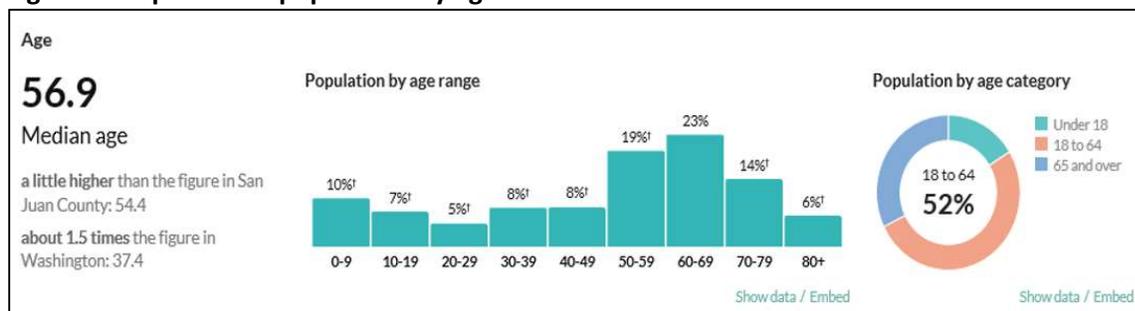
Persons per Household

Lopez Island had 1,247 households and 2.1 persons per household compared to San Juan County's 2.04 per household and Washington State's 2.6 per household.

Age

Reflecting the high number of retirees, sixty-two percent of Lopez Island's population was over age 50 in 2016. The median age on Lopez Island was 56.9. This is a bit higher than the County's median of 54.4 and 1.5 times the Washington State median of 37.4 (U.S. 49.9 percent).

Figure 6. Lopez Island population by age.



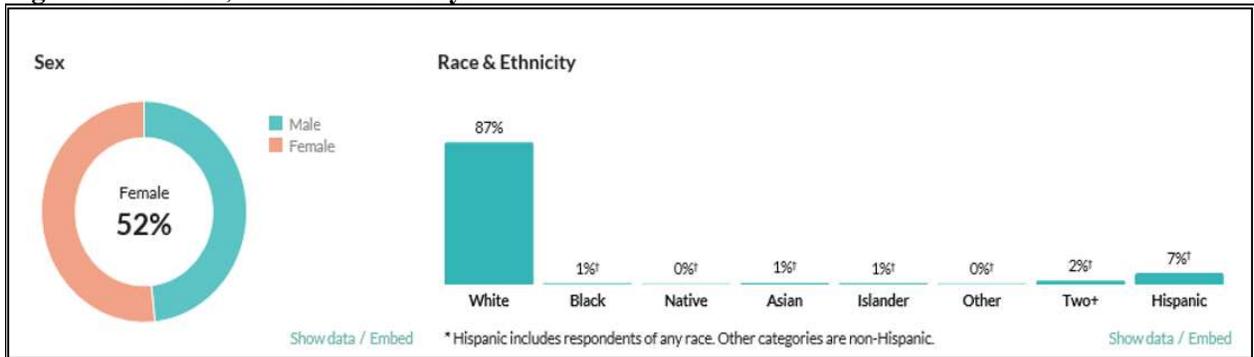
Veteran Status

Approximately 13 percent of Lopez Islands’ population has veteran status meaning civilian veterans who served during wartime only. This is about 25 percent higher than Washington State’s rate of 10.6 percent and about 10 percent higher than the San Juan County rate of 12.1 percent.

Gender, Race and Ethnicity

Lopez Island’s population was 52 percent female as compared to the State average of 50 percent. Lopez Island is a mostly white population with 87 percent white and a bit less diverse than Washington State’s average of 81.2 percent.

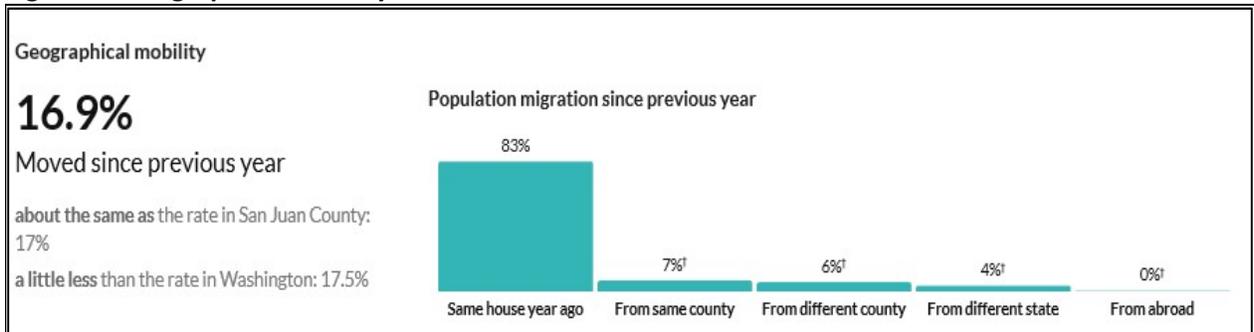
Figure 7. Gender, race and ethnicity.



Geographical Mobility

There is little difference in the percentages of geographical mobility (the percentage of people that moved since the previous year) on Lopez island, the County and Washington State. On Lopez Island, 7.4 percent persons that relocated moved within the County.

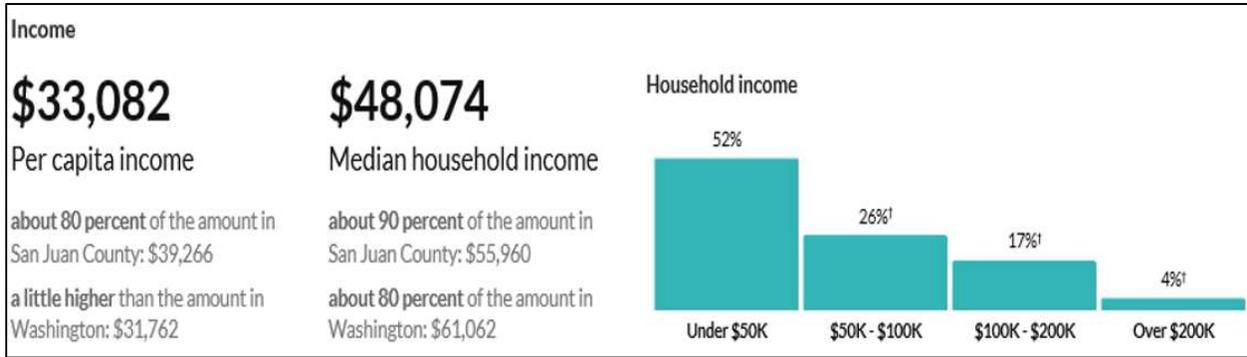
Figure 8. Geographical mobility.



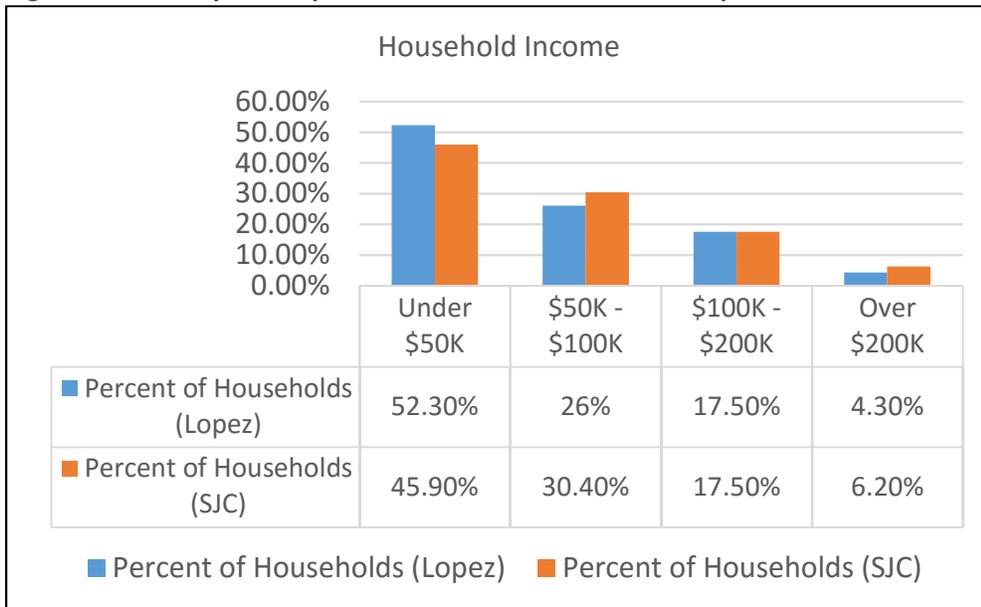
Per Capita and Median Household Income

Figure 9 following shows that Lopez Island residents had about eighty percent of the County’s \$39,266 per capita income at \$33,082 and a bit higher than Washington State’s average of \$31,762. Median income was \$48,074 on Lopez Island representing 90 percent of the amount in the County and 80 percent the amount in the State.

1 **Figure 9. Per capita income and and median household income comparisons.**



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4 **Figure 10. County and Lopez Island household income comparisons.**



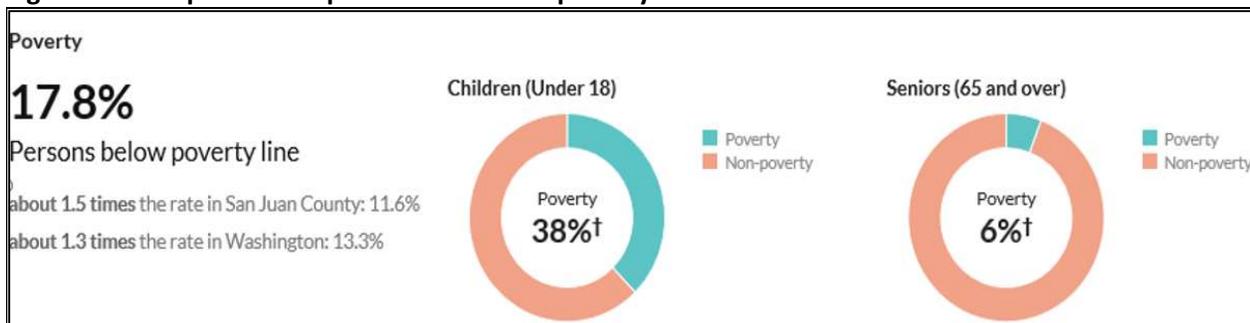
Compared with the County, Lopez Island has a higher percentage of households earning less than \$50,000/year, a lower percentage of households making between \$50,000 and \$100,000/year, and a lower percentage of households earning over \$200,000/year.

22

23
24 **Poverty Rate**

25 According to Figure 11 below, 17.8 percent of Lopez Island’s population lived in poverty in 2015 compared to 11.6 percent in the County and the Washington State average of 13.3 percent (U.S. 15.1 percent).
26
27 Thirty-eight percent of children under eighteen and six percent of seniors sixty-five and older were living
28 in poverty.
29

30 **Figure 11. Comparisons of persons below the poverty rate.**

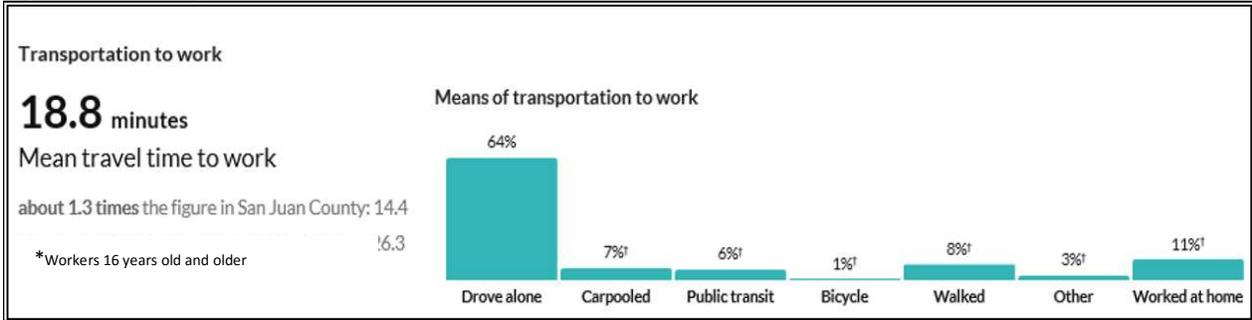


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1 **Transportation to Work**

2 Unsurprisingly, Figure 12 indicates that the vast majority, over sixty-three percent, of Lopez Island
 3 commuters drove to work alone. The next most common commute was working from home at eleven
 4 percent of commuters. The mean travel time to work was 18.8 minutes on Lopez Island, 14.4 minutes in
 5 the County overall and less than the average commute time of 26.3 minutes in Washington State.

6 **Figure 12. Transportation to work.**

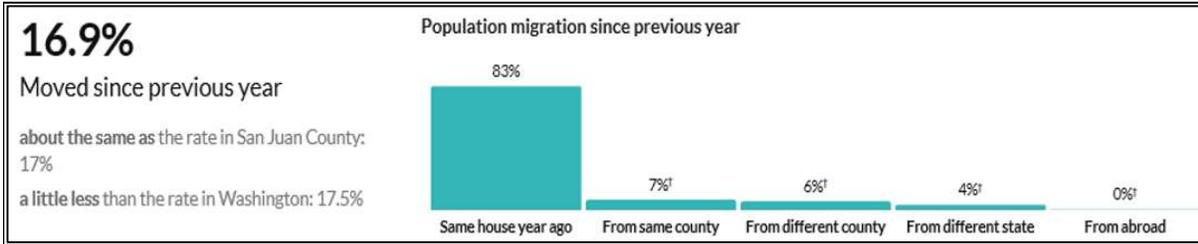


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9 **Migration and Population Increase**

10 According to Figure 13, San Juan County and Lopez Island had similar rates of population that had moved
 11 since the previous year at sixteen point nine and seventeen percent. The majority of Lopez Island
 12 residents, eighty-three percent, lived in the same house the year prior to the 2015 ACS. In that year, seven
 13 percent of new Lopez residents moved from within San Juan County, six percent moved from another
 14 county in Washington State, and three-point-six percent moved from a state other than Washington. Less
 15 than one percent of new Lopez residents moved to the Island from abroad.

17 **Figure 13. Population migration.**



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20 **Education and Language**

22 According to the 2015 ACS, forty-eight percent of Lopez residents have a bachelor’s degree or higher
 23 compared to thirty-two percent statewide. Another thirty percent have some college education.
 24 Compared to statewide measures, Lopez Island residents have a higher level of academic attainment.

26 The 2015, ACS found that over ninety-four percent of adults over eighteen speak English at home. This
 27 percentage is slightly higher than the statewide percentage of eighty-one percent. Children ages five to
 28 seventeen spoke English at home at a rate of seventy-nine percent. Notably, the 2015 ACS found that
 29 nineteen percent of children on Lopez Island speak Spanish at home compared with the Washington State
 30 percentage of twelve-point-seven.

Educational Attainment

Figure 14 shows that at ninety-five point two percent, Lopez Island has a higher high educational level than the State’s rate of ninety point four percent and has one and one half times the Washington State rate of those with a bachelor’s degree or higher. Only five percent of the population have no degree.

Figure 14. Educational attainment.

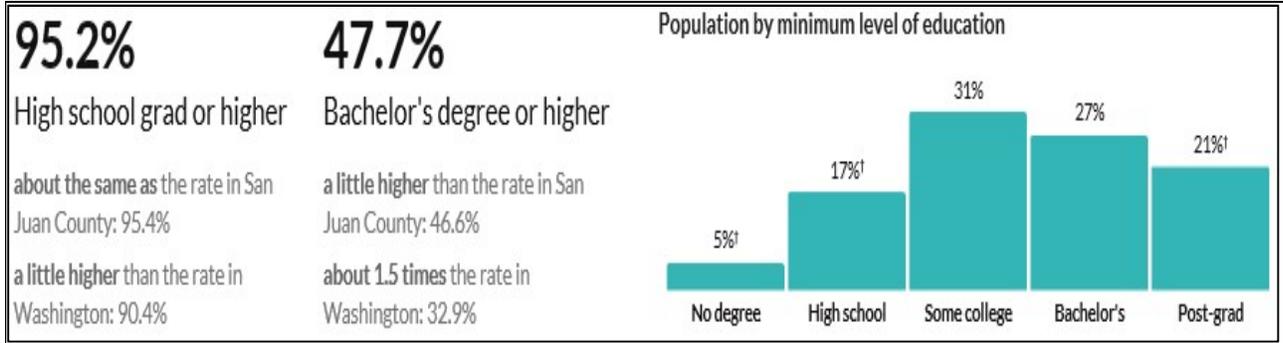
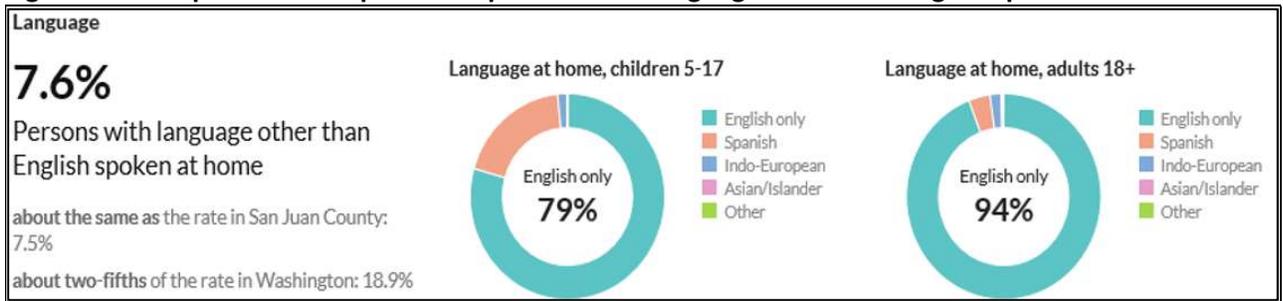


Figure 15 below indicates that Lopez Island and the County have nearly the same percentage of adult population who do not speak English at home at 7.6 and 7.5 percent. For children ages 5 through 17, seventy-nine percent spoke English only at home.

Figure 15. Comparisons of Lopez Island persons with language other than English spoken at home.

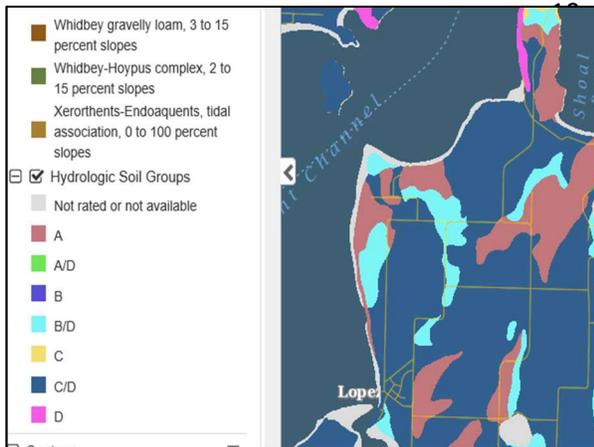


Physical Setting & Environmental Characteristics

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2 Maps of the Village's physical setting, environmental characteristics and development are available at the
3 County's map portal: <https://www.sanjuanco.com/portal>

Natural Resources

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6 The Lopez Village UGA consists of 198 acres of land and
7 approximately 146 parcels. Elevations range from near sea level to
8 around 140 feet in the foothills to the North and 200 feet to the South. The general topography is
9 relatively flat with the land rising gradually to the North and more steeply to the East and Southeast.



Soils are primarily glacial deposits including a mixture of low-permeability (Hydrologic Group A) and high permeability (+D) soils.

Most of the Village is open, though there are some wooded portions on the eastside. Approximately 1,820 feet of unstable bluffs are noted along the shoreline North of Old Post Road.

21 22 Forest and Habitat

23 Coniferous forests in Lopez Village are primarily rare types that only occur in the San Juans and other
24 rainshadow regions of Washington and B.C.: *Pseudotsuga menziesii* – *Thuja Plicata* – (*Abeis grandis*) /
25 *Gaultheria shallon*, *Pseudotsuga menziesii* / *Rosa gymnocarpa* – *Holodiscus discolor*, and *Psuedotsuga*
26 *menziesii* / *Gaultheria shallon* – *Holodiscus discolor*. Some wet areas in the Village are also forested with
27 native *Salix sp.* and *Malus fusca*.

28 Patches of intact forest, as well as remnants of old orchards, and wildlife friendly landscaping make Lopez
29 Village home to a diverse community of wildlife including songbirds such as Western tanagers, cedar
30 waxwings, and swallows. Owls and raptors hunt and nest in the Village including great horned owls, red-
31 tailed hawks, ospreys, and northern harriers. Hummingbirds and woodpeckers are also found in the
32 Village. Native reptiles and amphibians found in the Village include three species of garter snake. The
33 vernal pools and wetlands in the Village are breeding areas for Pacific chorus frogs who also make their
34 home in wet woodlands and around homes and gardens. Native mammals in and around the Village
35 include 9 species of bat, Townsend's Chipmunks, vagrant shrews, river otters, raccoons, Columbian black
36 tailed deer, mink, short-tailed weasels and endemic Shaw Island vole.

37 Road verges, meadows and flower gardens in the Village act as an oasis of relatively high floristic diversity
38 in the surrounding pastures and lawns and support native bees (including Apidae, Megachilidae, and
39 Halictidae), other pollinators such as flies (including Syrphidae, and Bombyliidae), and wasps (including
40 Vespidae, Chrysididae, Sphecidae, and Crabonidae). Native butterflies and moths also rear and forage in
41 the Village, making use of the native deciduous hedgerows as well as gardens and meadows.

Fisherman Bay

The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island. San Juan Chanel shorelines include feeder bluffs and nesting areas for seabirds and native pollinators. Birds that nest along the shoreline include pigeon guillemots and purple martins. Native pollinators and insects that nest in the sandy soils of Fisherman Bay and San Juan Channel include Anthophora bees, Sphecodes cuckoo bees, Bembix sand wasps and showy Cicindela tiger beetles.

Fisherman Bay is a significant feature with environmental, social, and economic impacts to the Village. The nearshore contains important eelgrass areas, shellfish beds, seabird habitat, and a longstanding reef-net fishery for wild salmon. In the past, it also contained a significant source of seafood (herring, smelt, salmon and shellfish).

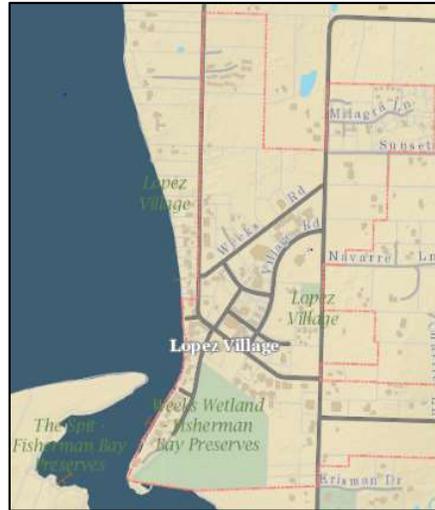
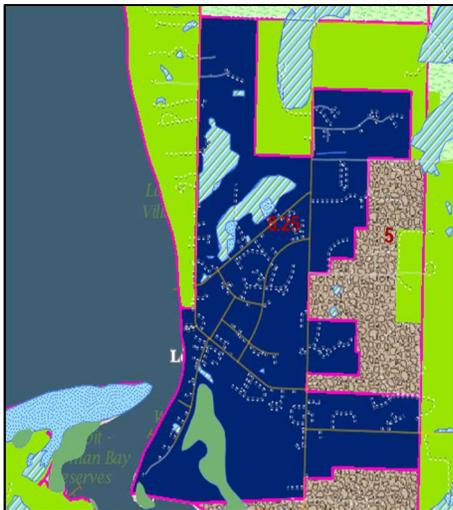


Lopez Village is a significant part of the Fisherman Bay Watershed. Stormwater flows are primarily diverted through road ditches and the stormwater system.

Lopez Village is a significant part of the Fisherman Bay Watershed. Stormwater flows are primarily diverted through road ditches and the stormwater system.

23

Wetlands



The Village includes several large fresh-water wetlands located near Sunset and Redgate Lanes and Weeks Road. Large wetlands include Weeks Wetland Preserve and wetlands that cover multiple properties North of Weeks Road, East of Lopez Road and West and North of Fisherman Bay Road.

Weeks Wetland Preserve

is located in the southern portion of the Village on a 24-acre property managed by the County's Land Bank. This preserve contains a unique freshwater wetland that meets the marine waters of Fisherman Bay and provides significant plant and animal habitat. It includes a large area of Class 1 wetlands: a high quality salt marsh community dominated by *Salicornia virginica* and *Distichlis spicata* and less common species such as *Jaumea carnosa* and *Conioselinum gmelinii*. It is one of three sites in the San Juan Islands where rare and showy *Sidalcea hendersonii* grows wild. A rustic trail within the Preserve provides access to an observation deck overlooking the wetland.

40

1 Special Flood Hazard Zones



Some of the shoreline area, primarily near Weeks Wetland Preserve is located in special flood hazard zones. The AE zone is shown on the blue overlay and Zone VE is shown in grey and on the map on the left.

Areas of special flood hazard with the designation “AE” are areas subject to inundation by the one-percent-annual-chance flood event, also known as the “100-year floodplain,” and where predicted floodwater levels have been established. Properties in zone AE are considered to be at high risk of flooding under the National Flood Insurance Program.

17 are areas subject to inundation by the one-percent-annual-chance flood event, also known as the “100-
 18 year floodplain,” with additional hazards due to storm-induced velocity wave action. Base flood elevations
 19 derived from detailed hydraulic analyses are shown on the map. Properties in VE designation are
 20 considered to be at very high risk of flooding and flood related damage under the National Flood Insurance
 21 Program.
 22

Areas of special flood hazard with the designation “VE”

23 Critical Aquifer Recharge Areas

24 All areas of the County are considered a critical aquifer recharge area and are subject to critical area
 25 regulations. The area’s ground water aquifer is the Village’s only fresh water source. It is recharged solely
 26 by rainwater. Because freshwater resources are limited and there is a potential threat of saltwater
 27 intrusion, an adaptive management program regarding seawater intrusion into the Lopez Village Urban
 28 Growth Area water supply is in place. Under this program, evaluations are made to determine the quality
 29 and quantity of groundwater used for public water supplies in the Village. This program supplements
 30 other County water quality protections. If monitoring points out further degradation, the County may
 31 take appropriate action to cease the issuance of building permits in the Village until action is taken to
 32 prevent further seawater intrusion.
 33
 34

35 Open Space



The Village’s character and activities are in large part established as much by its open spaces as by its building forms. Streets are the primary building form. Street forms vary: some have street tree plantings, a few street edges are defined by grassy open ditches, some have adjoining sidewalks or gravel walkways. Old Post Road terminates at San Juan Channel, providing public views and shoreline access. Signage

47 identifies the public access way to the shoreline. Beach access is also available at the County’s waterfront
 48 parcel off of Weeks Way and at Weeks Wetland Preserve where an interpretive trail adjoins Fisherman
 49 Bay.

1 Community open space is located at the Lopez Village Center for the Community and the Arts, marking a
 2 main entrance to the commercial core area. It contains a skate park and outdoor pavilion. The Village
 3 Park (Park) located at the intersection of Tower Drive and Lopez Road includes showers, restrooms, a
 4 phone, several picnic tables and small landscaped area. Its water tower is a major landmark. The Park is
 5 an important gathering space in the busy summer months and provides for community functions such as
 6 annual holiday tree lighting.

7 **Viewsheds**

8



20

Lopez Island has relatively few places where people can view the water, making each view a valuable visual resource. Views from the Village to the surrounding water and landforms are an integral and significant part of the character of this place.

Significant viewsheds are from Lopez Road across Weeks Wetland, across Old Post Road to San Juan Channel and from the East side of Fisherman Bay Road over the rest of the Village. The gentle topographic rise from Fisherman Bay on the South provides the Village with a combination of long-range water and Olympic Mountain views and a

21 sense of immediate connectivity with the surrounding landscape. Views to other natural features, fields
 22 and evergreen forests add to this special sense of place. The Village's unique prospect views provide for
 23 an unusual level of intimacy and sensed proximity through a combination of open expanses and water
 24 bodies and natural forms and edges.

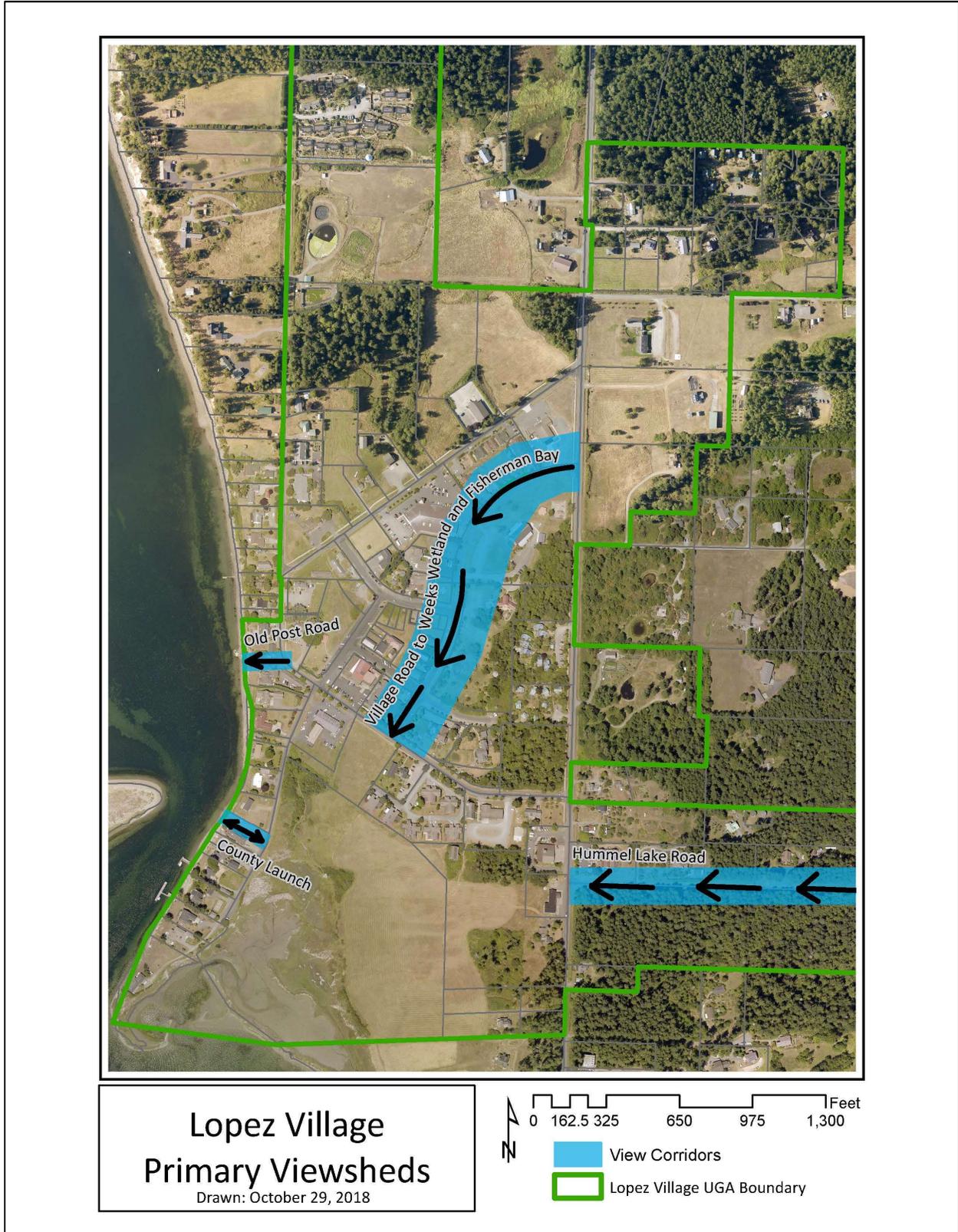
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Map 1 depicts the primary viewsheds in Lopez Village that the community wishes to have protected during the process of development or other change. Development of scenic viewshed guidelines are proposed as part of the Lopez Village Plan implementation task list. Guidelines would be designed to apply to new development but would have value to existing property owners who wish to enhance their property. These guidelines would provide insight on how people could site and design development in a way that supports the historic and natural beauty of the community and protects scenic features of a viewshed.

1 **Map 1. Lopez Village Primary Viewsheds.**



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1 Gathering Places and Events



2 Large outdoor public areas such as the Lopez Center for the Community and the Arts and its accompanying grass-covered gathering spaces provide a place for both community wide events and events planned to include visitors, such as the Farmers Market.

Small outdoor gathering spaces exhibit human scale, enhance walkability and encourage socializing. The “front porch” of the Lopez Plaza Building on Lopez Street, the decks and old orchard area at the old homestead building, the terrace adjoining Vita’s and the narrow arcade in front of the Chamber of

14 Commerce and the Market are prime examples of the typical privately owned/publicly used small outdoor
15 gathering spaces

16
17 Several large-scale public gathering events occur annually in the Village. The Tour de Lopez attracts
18 hundreds of cyclists and fills the community with activities. A Fourth of July Parade is another popular
19 event. Numerous pedestrians, bicycles and vehicles compete for access in the Village during the Saturday
20 Farmers’ Market held throughout the summer months. The Market offers a combination of local produce
21 and food products, arts and crafts, music and community-related services that recognize the importance
22 of environmental, social and economic sustainability.

23

24 Historic Resources

28

29 Archaeological and Cultural Resources

30 The shorelines of Fisherman Bay are dotted with shell middens and the remains of salmon and shellfish
31 processing sites. Also, there is one registered archaeological site located on the Lopez Village shoreline
32 which included evidence of a Coast Salish Long House and a permanent year round settlement.

33

34 Historic Buildings and Structures



40 There are no registered historic landmarks in the Village. However, several significant historic structures must be recognized. Owned by the Chamber of Commerce, the Weeks Water Tower and Pump House are located in Village Park. These historic buildings are nearly 100 years old. The water tower was constructed around 1914 by Oscar Weeks. It is 30 feet high with three levels. The ground level housed a milk separator, the second level gave access to the water tank and its associated connections, and the third level supported a wooden water tank. The levels were connected by a vertical ladder. The Pump House building is located by the original well and housed a gasoline driven water pump. This pump lifted the water from the well to the elevated tank for storage. The water then flowed by gravity to various locations on the farm it served. The Pump House now sports a large

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map of Lopez Island and is a frequent attraction for visitors in the Village Park which is owned by San Juan County.



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Lopez Island Library building, constructed in the late 1800s, was one of the original schools on the Island and was known as the Little Red Schoolhouse. At different times, it also served as a restaurant and fire station. The Library's doorway was modified from the Little Red Schoolhouse and the first four windows on the front left of the Library were part of the original schoolhouse structure. Overhead in the Library is the original schoolhouse second story, complete with its jaunty cupola, a hallmark of days past blended with the present.

Other significant and historic buildings are identified on the following list including the date of construction, if known, and merchant listed in parenthesis:

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

Built Environment and Sense of Place

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Lopez Village’s character and sense of place are marked by special qualities in the physical and built environment. Some of these features have been addressed above and include open spaces, street forms and unique public and private gathering spaces. Adding particular interest to the Village character are covered arcades, village-scale places, historical landmarks, intentional building materials, art, craftsmanship, decorating and lighting. These features contribute to the walkability of the Village and the sense of place.

Over the years, the Village has steadily developed as a core of commercial, residential and public uses. It has benefitted from some strategically-important development decisions. These include the preservation of several publically-used open spaces, the Historical Museum, the iconic Lopez Library, the Lopez Center for the Community and the Arts with its accompanying grass-covered gathering spaces and nearby Farmers Market and Lopez Children’s Center. Several dense residential complexes in the core contribute to the Village’s scale and provide a critical component in the mix of uses, and affordable places to live.

The Grace Episcopal Church tower is a prominent landmark and gateway experience to the Village as is the Lopez Community Church’s role in defining the street scale between the Library and the core. Commercial retail uses and services occur in four primary clusters with various parking configurations along with a scattering of other small-scaled commercial forms. The Lopez Village Market (LVM) and Blossom serve as a nexus of activity. The LVM entrance tower form is similar to the Village’s three other enclosed water towers. These wood frame and human scale elements provide a subtle and enduring identity to the Village’s built environment.

The Village has two types of development. Previous patterns and recent development have begun to gently shape the Village into roughly two commercial areas, each with its own needs and character. One, along Weeks Road associated with the Lopez Village Market and Lopez Fit, is becoming the automobile-oriented village space. Another area associated with the former market site and surrounding uses on Lopez Road, is emerging as a more quiet-paced commercial environment.

The character of the Village built environment exemplifies a traditional Village experience reflected by density, design and a mixture of uses. These include low-rise single buildings of varying styles and site development practices such as traditional town development patterns with zero lot lines. In these areas, buildings are close to or abut the street line while pedestrian pathways support walkability and a coherent Village experience. Other areas mimic suburban, low intensity developments with parking developed in front of buildings.

Building heights are predominantly low with a few narrow two-story structures with gable roofs. The norm is pitched roofs but the angle varies from slight to those clearly designed to shed rain and reflect the traditional roof forms found throughout Lopez Island.

Other frequently exhibited design features in the Village include porches, decks, terraces and walkways. Small outdoor gathering spaces found throughout the Village establish an important theme about the built environment’s scale, walkability and socialization functions. Most of these spaces are part of private developments, provided to serve as a common circulation and entry function for the public. The “front porch” of the Lopez Plaza Building on Lopez Street is a prime example. Its porch with common tables and chairs. It is one of the Village’s well-recognized social meeting and exchange points. These areas include the decks and old orchard area at the Old Homestead building, and the terrace adjoining Vita’s. The narrow arcade in front of the Chamber of Commerce and the old market are also examples.

Built Environment and Lopez Village Planned Unit Development

The Lopez Village Corporation (Corporation), a group of local investors, purchased land to plan Lopez Village and in 1976, the Corporation recorded a low density Planned Unit Development (PUD) of Lopez Village where each business was to be located in a separate building on an individual lot. On-street parking was designed along interior roads. The intent of the development was to provide Lopez Island with a center for commercial activities that was planned, ordered and unified with an aesthetic appearance. Restrictions, covenants and conditions (CC&Rs) for the PUD were recorded to address these issues and parking.

The Lopez Village Association (LVA) provides for the control, maintenance and improvement of areas and facilities of the Lopez Village plat/PUD. The LVA last met in 2010. Discussions about altering PUD standards were found to be prohibitively expensive.

The PUD did not develop as planned. Under the original plan, the center of Lopez Village was to have been located behind Lopez Village Market's first location. About seventeen individual businesses, each on its own lot were to form the central core. The economic realities of cheaper land and better density and less regulation resulted in many businesses developing outside of the planned core of the PUD and more businesses consolidated into one building instead of separate businesses on separate lots. This increased density caused parking issues within the Lopez Village.

The LVA controls a good portion of the parking in the Village. Each lot in the Village PUD comes with a "parking allotment." On-street parking was planned along the private roads that frame the PUD square. Also, Lot 51 off of Fisherman Bay Road was reserved for parking. The County's Comprehensive Plan/development regulations require more parking spaces per business than were provided in the PUD. The County requires on-site parking; however, many of the lots are too small to meet the requirements. Therefore, lots were allowed to develop with parking in the back of the lots and no parking spaces were developed.

The PUD plat has been altered numerous times. According to the 2014 LVA assessment there were 53 lots. Over the years, the LVA has donated a park area and roads to the County. The Lopez Village Park property was transferred from the LVA to San Juan County Parks in 2008. The Lopez Island Chamber of Commerce operates and maintains the park. Through a unique agreement between County Parks and the Association, LVA contributions made many of the repairs and capital improvements at the Lopez Village Park restroom complex possible. The major restroom renovation completed by Parks was funded through a combination of LVA contributions and County grants. The work included renovating the building interior, adding a second public shower, and painting the exterior.

The property, located in the heart of the Village, was originally donated by a developer as a day park and picnic area for use by visitors and residents. Grants were used to design and build the restroom, with assistance from the LVA and Lopez Island Chamber of Commerce. In between management agreements and with expenses greater than revenues, the restroom faced closing in 2005. With help from LVA, the Chamber of Commerce, and Lodging tax revenues, the building has remained open.

Lopez Village Subarea Tree Planting Plan

3

4 A unified plan for planting street trees in the street right of ways was developed with the help of a
5 landscape architect. It addresses the placement of trees along the streets within the Village Commercial
6 and Institutional designations in the Village (See Map 2). A comprehensive list of trees suitable for the
7 Village based on a general design concept for rural street tree planting was developed.

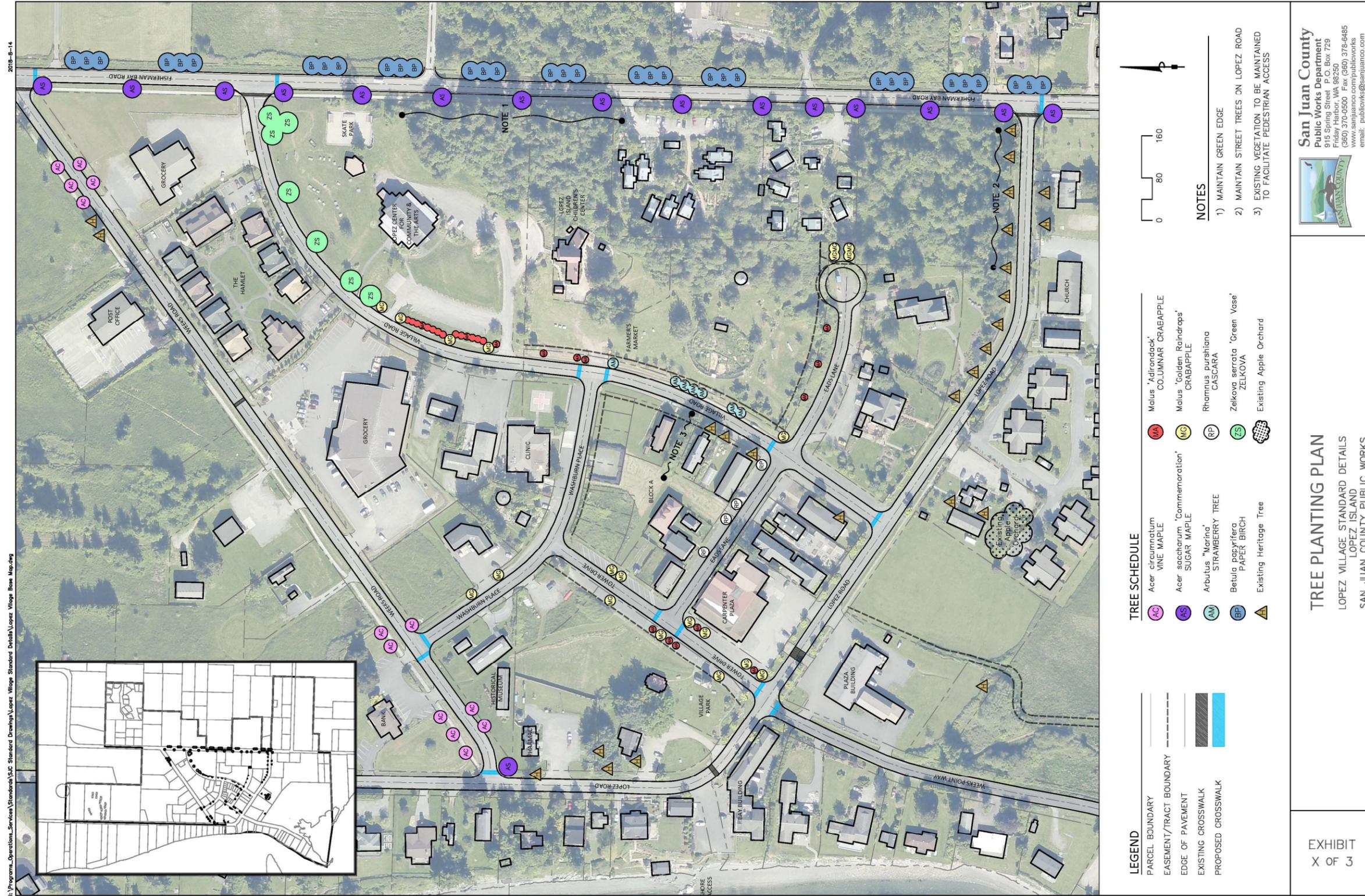
8

9 Trees identified as suitable are tolerant of on-site conditions, dry in summer and wet in winter in some
10 very specific locations. They were suitable for planting next to roads and paths i.e. not having root systems
11 that would disturb adjacent surfaces. The trees should not produce fruits that would require major clean
12 up but could provide small fruits for bird feed. The trees specific to any location should be sized and
13 located to respect views and vistas from the Village to the surrounding water and hills. While the trees
14 for each street should respond to the requirements of individual street conditions visual connections from
15 street to street were considered to tie the Village together.

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Land Use

Introduction

The land use element is the foundation of the Lopez Village Subarea Plan. It directs long-term development by capitalizing on Village strengths and addresses challenges to the community's future vision. Its purpose is to ensure that an adequate land supply and the desired mix of land uses will be available over the planning period to accommodate future growth. It will guide the development of a built environment that reflects the community vision. This includes a walkable compact mixed-use area, with preserved residential areas, scenic views, and landscapes, and protected natural environments that support healthy living.

The land use element and official land use maps determine the location of future land uses and will help implement other plan elements including housing, natural environment, transportation, capital facilities and economic development elements.

Analysis of the Village's existing conditions and input from community planning events make it clear that the Village's quality of life is enhanced by its character, natural environment, walkability, and mix of uses. These factors establish the Village as the economic and social hub of a healthy community.

This element addresses land use and development considerations by acknowledging existing conditions and the potential for growth. It is intended to preserve the Village's identity and achieve the community's vision. The future land use map establishes distinct land use designations designed to result in an attractive and thriving mixed-use commercial core as well as institutional and residential areas. The Village connectivity map found in the transportation element will guide the development of pedestrian and bicycling paths that support healthy living.

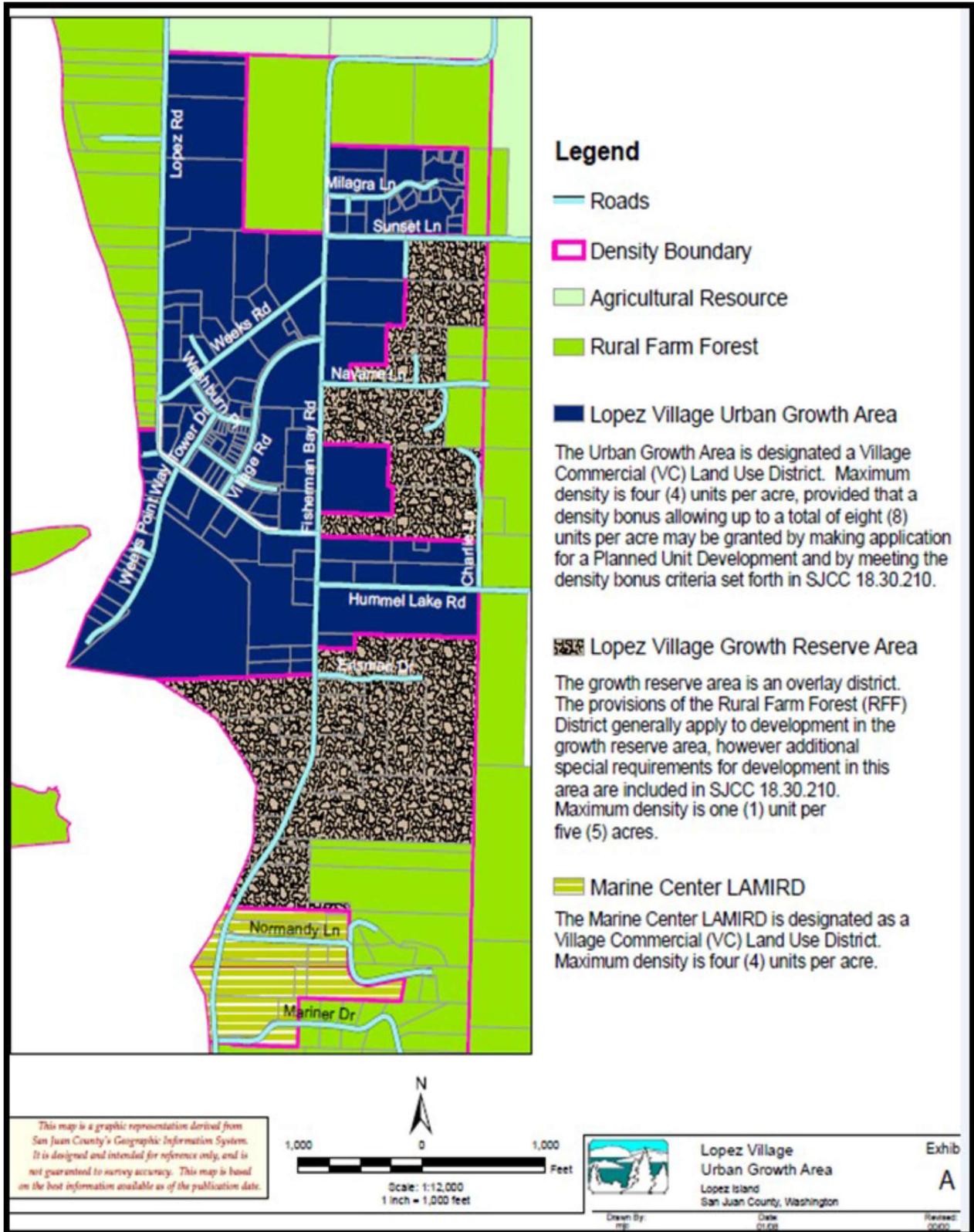
Existing Conditions – Lopez Village Urban Growth Area UGA adopted 2008

The Lopez Village non-municipal urban growth area as revised in 2008 contains approximately 197 acres of land and 143 parcels assigned to the Village Commercial land use designation. They are subject to the County's regulations for this designation. Map 3 below depicts the urban growth area boundaries approved in 2008.

Existing Land Use Map 2018

Map 4 below depicts the existing land use by parcel in the Village in 2018. The Village encompasses a mix of commercial, residential, institutional, park, open space and vacant land. It contains a large number of possible wetland areas.

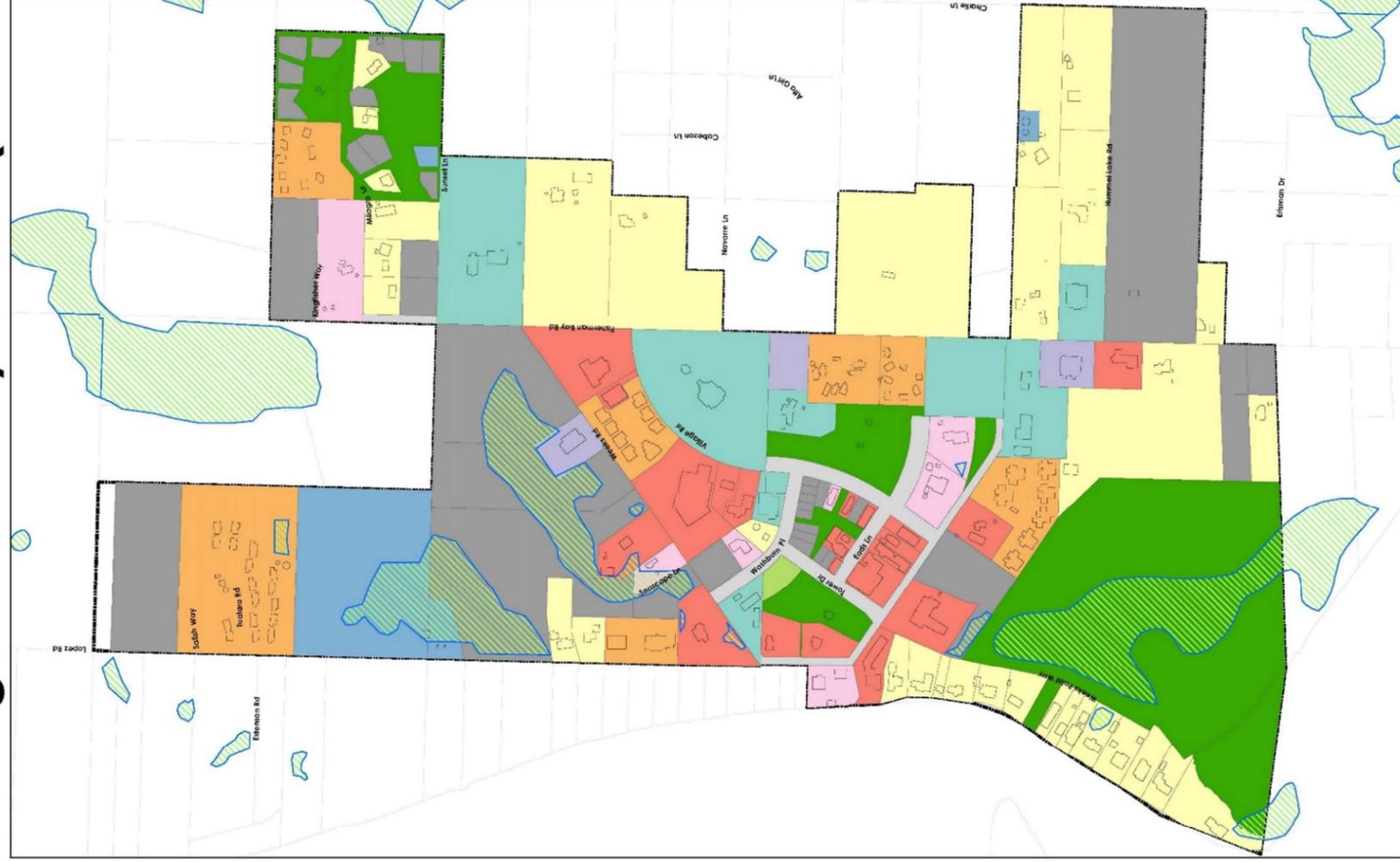
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N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\2017 DRAFT_PLAN_CODE_STANDARDS_MAPS\Draft_Maps\GIS\Lopez Village UGA Existing Land Use 2018.mxd

Lopez Village UGA Existing Land Use by Parcel (2018 - DRAFT)



- UGA Boundary
- Building Outlines
- Possible Wetland
- Existing Land Uses**
- Institutional (9)
- Single Family (33)
- Government (3)
- Commercial (21)
- Utility (4)
- Multifamily (7)
- Parking (1)
- Commerical/Residential (7)
- Road Right of Way (3)
- Vacant**
- Vacant (39)
- Open Space (10)



This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

Note: Existing Use information was originally compiled in 2015, some uses or parcel boundaries may have changed as of June 2018. Existing use information is for reference only.



Lopez Village
Urban Growth Area
Lopez Island
San Juan County, Washington

Figure 3

Drawn By: Adam Zack
Date: 06/20/2018
Revised: 00/00

1 **Base Density and Density Bonus for Affordable Housing**

2
3 The base density in the Lopez Village Urban Growth Area was four single-family dwelling units per acre in
4 2008 with no minimum lot size. This subarea plan raises the base density to six units per acre in the Village
5 Residential designation. There is no base density in the Village Commercial designation.

6
7 Density bonuses in the Lopez Village Urban Growth Area development regulations encourage the creation
8 of affordable housing units. This Subarea Plan raises the density bonus from a maximum of eight units
9 per acre to twelve units per acre provided that a development meets the requirements for water
10 conservation and number of affordable housing units outlined in the San Juan County Code.

11 12 **Subarea Plan Land Use Designations**

13
14 Lopez Village's character is truly unique. Its families, institutions, and businesses have long contributed
15 to a rich history that provides an excellent foundation for the future. Based upon existing and desired
16 land use patterns, three land use designations differentiate land uses within the Village as follows:

17 18 **Village Commercial**

19
20 A part of the heart of the Village, the Village Commercial designation recognizes the importance of a vital
21 commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation
22 of Island residents. This traditional village core includes elements of land use diversity, neighborhood
23 compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are
24 allowed. ~~This designation retains commercial uses on the west side of Fisherman Bay Road.~~

25 26 **Village Institutional**

27
28 The heart of the Village also includes areas designated Village Institutional that support aspects of the
29 public health, social and service needs of the community. These areas are primarily located west of
30 Fisherman Bay Road.

31 32 **Village Residential**

33
34 The Village Residential designation is primarily reserved for residential development; however, small
35 businesses appropriate for residential areas which meet the home occupation and cottage industry
36 performance standards in the San Juan County Code are welcome in this designation. This designation
37 abuts the Village Commercial and Institutional designations, creating opportunities to promote good land
38 use transition design principles.

39 40 **Lopez Village Urban Growth Area Land Use Official Maps**

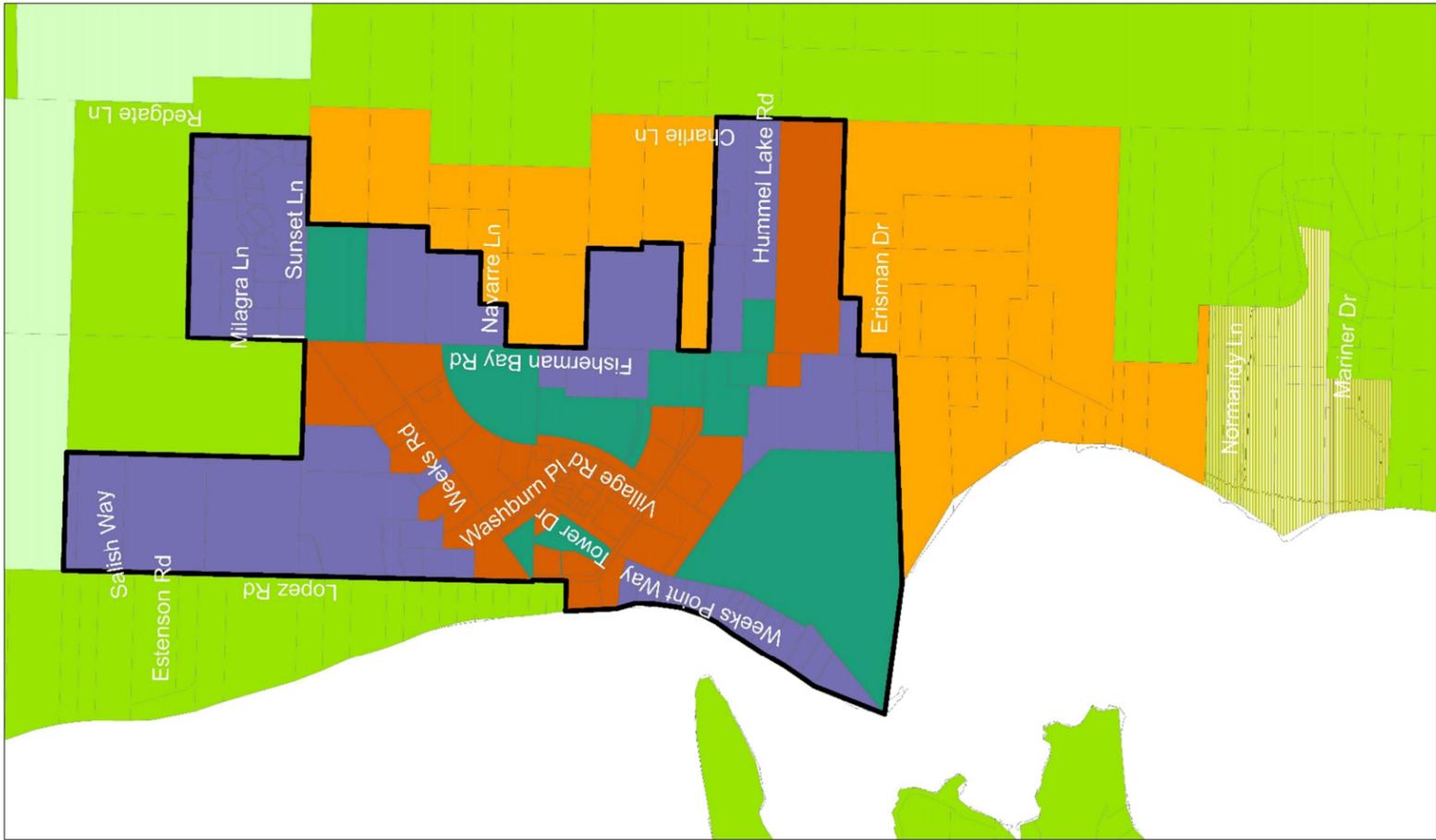
41
42 San Juan County Comprehensive Plan official maps include the Lopez Village Urban Growth Area Land Use
43 Map 5 below.

45 Note: August 3, 2018 draft map replaced. Planning Commission version was inserted. The split
46 land use designation of VC/VR was removed on TPN 251550011000 and the new maps shows
47 the Planning Commission's recommended VC on all of this parcel.
48

Map 5

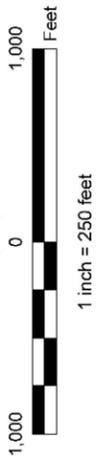
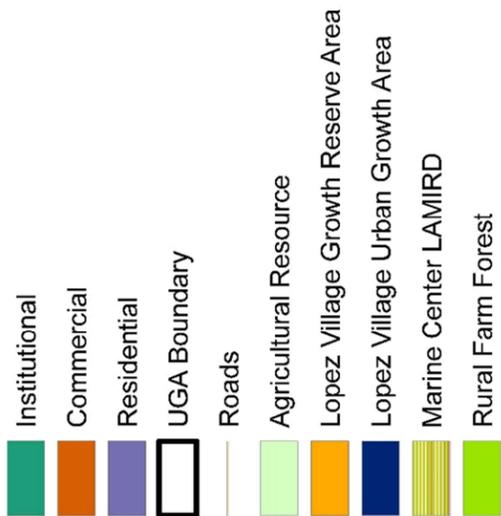
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Lopez Village Urban Growth Area Land Use Map



Compact Village Core with Commercial and Institutional Designations

Allows for three distinct areas built upon existing patterns of use resulting in a small commercial area plus institutional and residential areas.



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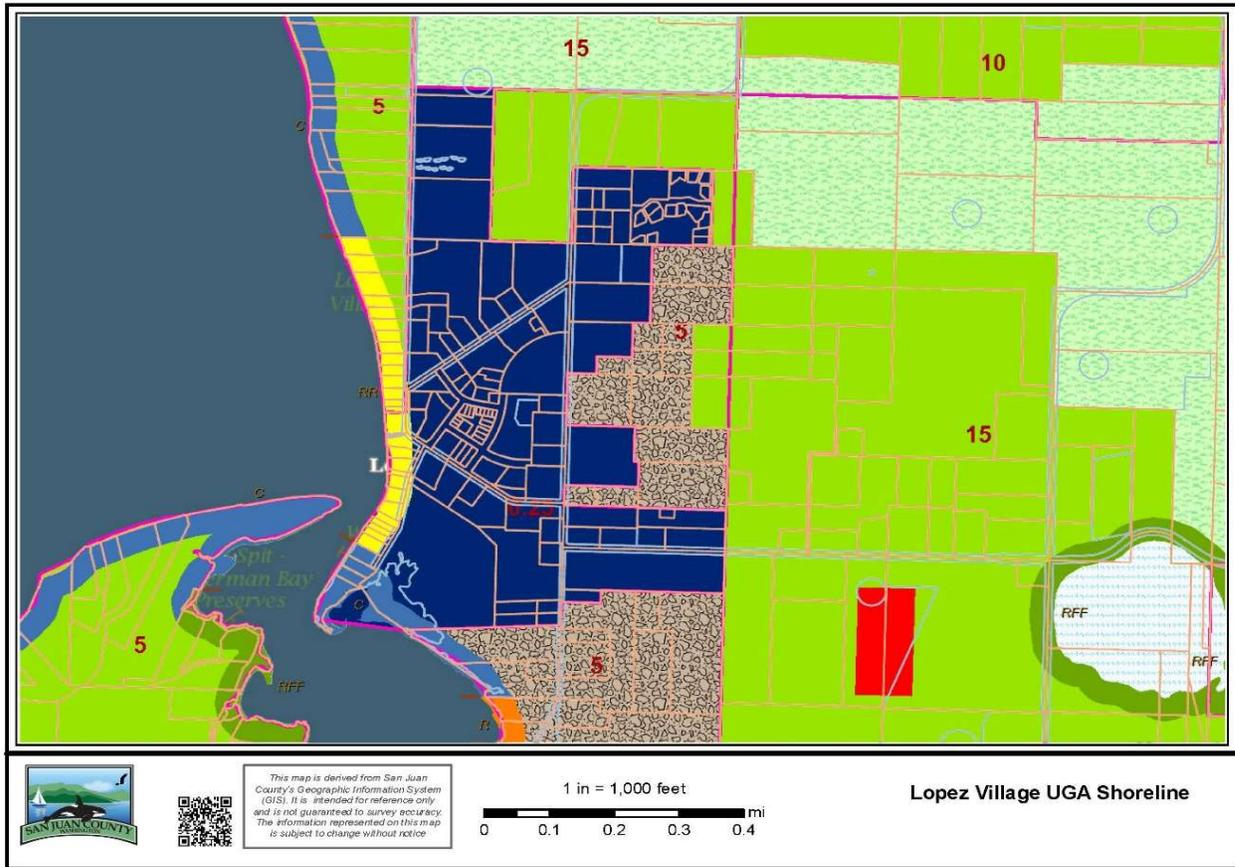
Lopez Village Urban Growth Area
Lopez Island
San Juan County, Washington
Revised: 10/29/2018

Drawn By:
Adam Zack

1 **Lopez Shoreline Master Program Designations**

2 Lopez Village also has shoreline subject to the County’s Shoreline Master Program (SMP). The yellow
 3 parcels depicted in Map 6 below are designated Rural Residential in the SMP which is part of the County’s
 4 Comprehensive Plan.

5 **Map 6. Lopez Shoreline Master Program designations.**



6
 7 **Land Capacity Analysis**

8
 9 The primary purpose of conducting the Land Capacity Analysis (See Appendix F) is to determine the
 10 capacity of Urban Growth Areas for balancing urban development with adequate and cost-efficient urban
 11 services. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area was run under
 12 two scenarios:

- 13
- 14 ▪ existing land use designations and regulations, and
- 15 ▪ proposed land use designations and development regulations.
- 16

17 This was done to determine if the Village’s land supply aligns with the 2036 population growth projection.

18
 19 The Growth Management Act (GMA) allows counties to exercise discretion in their Comprehensive Plans
 20 and to make choices on how they plan to accommodate growth over the twenty-year planning horizon.
 21 Conducting a Land Capacity Analysis is an important step in determining how and what growth can be
 22 accommodated through the year 2036. The Washington State Department of Commerce (Commerce),
 23 indicates that the Land Capacity Analysis methodology is used to determine:

- 1 ▪ The amount of vacant, partially-used, under-utilized lands, and redevelopment potential
- 2 of built properties needed to accommodate growth, and
- 3
- 4 ▪ If the existing or potential Urban Growth Areas (UGA’s) can accommodate twenty years
- 5 of urban growth.
- 6

7 The Land Capacity Analysis for Lopez Village Urban Growth Area and San Juan County were also used to
8 determine whether the County will have sufficient developable land to meet the Growth Management
9 Act housing goal. This goal encourages the availability of affordable housing to all economic segments of
10 the population, promotes a variety of residential densities and housing types and encourages preservation
11 of existing housing stock (RCW 36.70A.020(4)).

12

13 The Land Capacity Analysis is documented in Appendix F. The analysis completed on July 1, 2018 indicated
14 there was no need to expand the UGA and include any of the UGA reserve area. It determined that there
15 is adequate land in the Village that can accommodate the projected population and housing needs
16 through the year 2036. Later in July, an addendum to the Land Capacity analysis was added to address
17 Block A of the Lopez Village PUD which is allowed 100 percent build out. This only served to show that
18 there was yet more additional capacity for residential and commercial development.

19

20 **Land Use Regulations**

21

22 The land use regulations for the Lopez Village Urban Growth Area established in the San Juan County
23 Unified Development Code apply to the land use designations adopted in this Subarea Plan. They help to
24 implement the Lopez Village Urban Growth Area Official Maps adopted in this plan which are a part of the
25 San Juan County Comprehensive Plan.

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Housing

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Having an adequate supply of affordable housing for all income levels and housing types for the all types of households is critical to support the quality of life, social well-being and economy of the Village and Lopez Island.

Given the Islands' demographics, housing development that supports aging in place and active living with access to basic needs is an important feature of the Village vision and plan. Dense development that expresses the aesthetic preferences of the community and space for a variety of housing types is desired in the Village.

15

16 Housing Needs Assessment

17

18 According to the County's 2017 draft Housing Needs Assessment prepared for the 2036 *Plan* update,
19 housing issues on Lopez Island and in the Village follow the trends being documented at the State and
20 County level. The following bullets highlight some of the County's most important housing challenges:

21

22 State and County Trends

23

24 Housing Inventory

- 25 ■ The development of new housing units in the County has declined since the 1990s and continues
26 to be slow since the recession of 2009.
- 27 ■ The County has a lack of diversity of housing types with few multi-family units.
- 28 ■ The County does not have a shortage of housing units as there are 1.2 residents for every housing
29 unit. However, the majority of these units are unavailable because the County has a
30 disproportionately large number of vacant units typical in a vacation destination.
- 31 ■ From 2000-2010, fifty-six percent of all new housing units were built for or converted to housing
32 being used for seasonal, recreational or occasional use.

33

34 Vacant Units

- 35 ■ The majority of vacant housing units in the County are categorized as "for seasonal, recreational
36 or occasional use."
- 37 ■ From 2000-2010, roughly 21 housing units per year were converted from owner-occupied to
38 vacant units.

39

40 Age and Condition of Housing Stock

- 41 ■ Many of the County's housing units (45 percent) were built after 1990. Only nineteen percent
42 were built before 1970.
- 43 ■ The number of occupied housing units lacking complete plumbing facilities and/or complete
44 kitchen facilities have increased. Information on substandard housing in the County is incomplete,
45 but local family resource centers have stated there has been an increase in those seeking services
46 in the County who are living in substandard housing.

47

1 Median Home Values

- 2
- 3 ▪ The median resale price of homes in San Juan County in the first quarter of 2017 was \$453,100,
- 4 thirty percent higher than the rest of Washington State.
- 5 ▪ Home prices in San Juan County have risen every year since 2012, and appear to be uncorrelated
- 6 to median wages. This implies that economic forces outside of the local County economy drive
- 7 housing demand in the County.
- 8 ▪ Only twenty-two percent of owner-occupied houses in the County are valued \$100,000 - \$300,000
- 9 compared to 50 percent in Washington State.

10 Vacation Rentals

- 11
- 12 ▪ The number of vacation rentals in the County has steadily increased since the year 2000, making
- 13 up seven percent of the total housing stock in 2015.
- 14 ▪ From 2005-2010, there were 5.5 new dwelling units created in the County for every vacation
- 15 rental permit issued per year. From 2011-2016 there were only 2.18 new dwelling units per
- 16 vacation rental permit.

17 Rental Housing

- 18
- 19 ▪ Renter-occupied housing units make up sixteen percent of the County inventory, roughly fifty
- 20 percent less than the ratio in the rest of Washington.
- 21 ▪ One fourth of all rental units in the County cost \$1,250 or more a month.
- 22 ▪ For households in the County making \$50,000 or less, there exists only one affordable rental unit
- 23 for every 2.7 households.
- 24 ▪ Rental housing in the County can be volatile and is affected by seasonal economic shifts due to
- 25 tourism and part-time residents.

26 Affordable Housing

- 27
- 28
- 29 ▪ The Area Median Income as defined by HUD in San Juan County in 2017 is \$67,600.
- 30 ▪ There is a gap of nearly \$170,000 between what those making the Area Median Income and the
- 31 median resale price of a home in the County.
- 32 ▪ Eighteen percent of houses in the County are valued at a price that would be considered
- 33 affordable to the forty-six percent of households making \$50,000 or less.
- 34 ▪ Approximately 3,728 households that are considered low income or below by HUD standards are
- 35 projected to be living in San Juan County in the year 2036.

36 Housing Affordability Index

- 37
- 38
- 39 ▪ San Juan County's Housing Affordability Index was 44.5 points lower than the rest of the State in
- 40 2017. It is considered the least affordable county in the state by this measure.
- 41 ▪ First time homebuyers are particularly disadvantaged in the County's housing market due to the
- 42 considerable personal capital needed in order to afford the necessary down payment for an
- 43 average price home.
- 44 ▪ Despite being considerably less affordable than the rest of Washington State, fluctuations in the
- 45 affordability index of San Juan County since 2008 show a correlation with the State's housing
- 46 market as a whole.

Housing Costs

- The County had 3,100 cost-burdened households in 2015. There are 3,713 projected by 2036.
- Between 2000 and 2010, the percentage of cost-burdened households increased in nearly every income bracket and the lack of affordable housing options affects nearly every income bracket.
- It is becoming more common for middle and moderate-income households to become cost-burdened by housing.

Homelessness

- The County’s 2017 Point in Time Count recorded the highest number of individuals considered homeless or at risk of homelessness in the County since the first count in 2014.
- The highest percentage of respondents were those living in substandard structures.

Lopez Island Housing

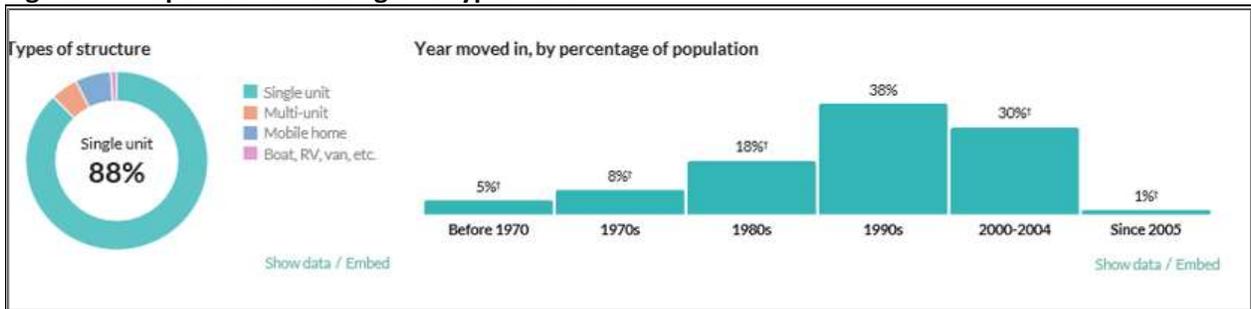
Figure 16 below provides information on the occupancy of housing on Lopez Island and ownership of occupied units. As noted in the County’s Housing Needs Assessment, a large majority of “vacant” dwelling units are classified as seasonal and may be utilized as vacation rentals.

Figure 16. Lopez Island housing units and occupancy 2015.

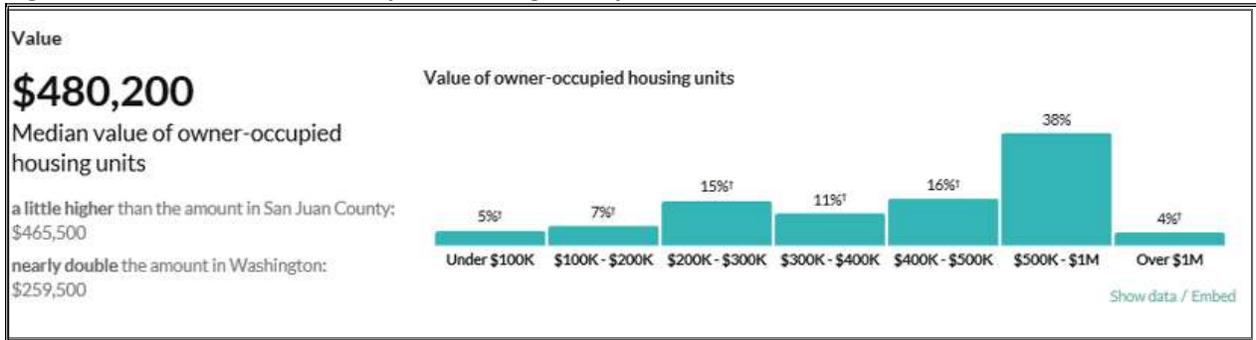


Source: American Community Survey 2015.

Figure 17. Lopez Island housing unit types 2015.



Source: American Community Survey 2015.

1 **Figure 18. Value of owner-occupied housing on Lopez Island 2015.**

3
4 Source: American Community Survey 2015.
5

6 Housing Inventory

7
8 Table 5 below indicates that Lopez Island had 3,249 housing units in 2010 or 15.5 percent of the County's
9 inventory. Of those, 345 were rental units and 1,861 were vacant which includes homes for seasonal,
10 recreational or occasional use.
11

12 **Table 5. 2010 San Juan County housing inventory by island.**

Island / Area	Total Units	% of Total	Vacant Units	% of Total	Rental Units	% of Total
San Juan County	13,313		5,700		2,253	
Lopez Island	3,249	24.40%	1,861	32.65%	345	15.31%
Orcas Island	4,515	33.91%	1,854	32.53%	826	36.66%
San Juan Island	5,549	41.68%	1,985	34.82%	1,082	48.02%
Friday Harbor	1,273	9.56%	258	4.53%	513	22.77%
Unincorporated San Juan Island	4,276	32.12%	1,727	30.30%	569	25.26%

13 Source: U.S. Census Bureau, 2010 Census.
14

15 Household Size

16 San Juan County selected the U.S. Census Bureau's 2010 average household size for San Juan County of
17 2.05 persons per household to use in the 2036 Plan update and this Subarea Plan.
18

19 Housing Affordability

20
21 Housing affordability is a concern throughout the San Juan Islands. "Affordable housing" means housing
22 that costs no more than 30 percent of a household's gross income. Affordability is also interpreted in a
23 broader sense and pertains to the ability of families of all income ranges to work and live in the same
24 community. The local economy is marked by some significant contrasts such as a high per capita income
25 level, relatively low wages and high levels of income derived from transfer payments such as rents. In
26 addition, the local economy does not support many jobs that offer sufficient pay to allow the majority of
27 wage earners to transition into home ownership.
28
29

Affordable Housing Density Bonus

Density bonuses in the Lopez Village Urban Growth Area development regulations encourage the creation of affordable housing units. This Subarea Plan raises the density bonus from a maximum of eight units per acre to twelve units per acre provided that the requirements for water conservation and number of affordable housing units outlined in the San Juan County Code are followed. Affordable housing is:

“Housing where the occupants pay no more than 30 percent of gross monthly income for total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters. Except where further specified in the Comprehensive Plan and this code, “affordable housing” refers to such housing serving as the primary residence for very low-, low-, moderate- and middle-income households. The definition of income groups by household size shall be as most recently defined by the U.S. Department of Housing and Urban Development for San Juan County.”

or as otherwise defined by County Code.

Low Income Housing Inventory

Table 6 provides an inventory of low income housing inventory on Lopez Island.

Table 6. Lopez Island low income housing inventory.

SAN JUAN COUNTY LOW-INCOME ¹ HOUSING INVENTORY																
ISLAND	AGENCY OR OWNER	DEVELOPMENT	SINGLE FAMILY HOMES	MANUF. HOMES	MOBILE HOMES	RV HOOK UPS	LOW INCOME RENTAL APTS W/O SUBSIDY	LOW INCOME RENTAL APTS W SUBSIDY	SINGLE FAMILY HOMES UNDER DEVELOPMENT	TOTAL EXISTING OR UNDER DEVELOPMENT	SINGLE FAMILY HOMES PLANNED	SINGLE FAMILY HOMES PROPOSED	RENTAL HOMES PLANNED	LAND BANKED FOR RENTAL/OWNERSHIP	TOTAL PLANNED OR PROPOSED	
LOPEZ	Lopez Comm. Land Trust ²	Morgan Town	7							7					0	
		Coho	7							7					0	
		Innisfree	8							8					0	
		Common Ground	11							11					0	
		Common Field Apartments						2		2					0	
		Tierra Verde	4							4					0	
		Salish Way	3							3	3				3	
		LCLT					2			2				42	42	
		Lopez Housing Options	The Hamlet						6							
		Diamond Mgt	Westview Apts ¹²				8	10		18						0

Source: 2017 Draft SJC Housing Needs Assessment.

The following organization and low income developments were identified in Lopez Village:

1 Lopez Community Land Trust

2
3 The Lopez Community Land Trust (LCLT) owns 4 parcels in the Lopez Village urban growth area. A 6.43
4 acre parcel on Lopez Road, includes 20 affordable housing units. Of these, 18 are single family homes;
5 serving households up to ninety-five percent or the area's median income (AMI). There are also two
6 apartments reserved for those with incomes of less than fifty percent of AMI. This property and a four-
7 parcel directly to the north is served by Fisherman Bay Sewer District and the Common Field Water
8 System. According to the Master Plan for development, the property has the potential for 57 affordable
9 units, the LCLT's master plan calls for 36 units and space for edible landscape, gardens, trails and limited
10 commercial opportunities. Build out is tentatively projected by 2026.

11
12 The LCLT owns 4 other parcels in the Village containing twenty-four units of housing for households
13 earning up to 80 percent AMI. These parcels are all served by Fisherman Bay Water Association and
14 Fisherman Bay Sewer District. All units are permanently affordable.

16 The Hamlet

17
18 This development is located across from the Lopez Center for the Community and the Arts. It has 14 rental
19 units including seven two-bedroom and seven one-bedroom units for seniors (over 55 years old). Six of
20 these units are reserved for persons with incomes below 80 percent AMI. The Hamlet also includes the
21 six-bedroom Hamlet House, an assisted living facility, with no income restrictions and one affordable
22 apartment that is not rented full-time. The apartment was meant to house an employee; however,
23 employees often choose to live elsewhere. The Hamlet property is fully developed.

25 Westview Apartments

26
27 These apartments were developed in 1990 and contain 18 USDA funded affordable apartments on one
28 acre. Six units are reserved for seniors and 12 are not age restricted. The owner has approached LCLT to
29 purchase the units to ensure that the units can be retained as affordable housing. The parties decided not
30 to pursue this endeavor under the current economic climate and there are no plans for further
31 development.

33 Lopez Land Partners, LCC Property (also known as the old Richie/Treasure Wood property)

34
35 This seven acre parcel is one of the sizable undeveloped parcels in the UGA. A proposed binding site plan
36 is under review that would bring 28 new residential units into the Urban Growth Area if approved.

38 Projected Housing Needs

39
40 According to the *Plan*, Lopez Island had 1,770 total dwelling units and 1,026 occupied housing units in
41 2000. Appendix 1 of the *Plan* also indicates that the Village had 115 existing dwelling units in 2005 and
42 that 214 new dwelling units could be constructed on existing parcels according to the build out analysis.
43 This suggests that the total possible number of dwelling units in the Village could be 329.

44
45 Based upon an average household size of 2.04 and the County's projected 2036 population increase of
46 3,109 people, approximately 1,524 new housing units would be needed to accommodate projected 2036
47 growth. Of those 1,524 units, it is projected that by 2036 the County will need:

- 48
- 49
 - 333 units for those making 50 percent of the Area Median Income (AMI) or less,

- 1 ▪ 424 units for those making between 50 to 100 percent of the AMI, and
- 2 ▪ 767 units for those making above 100 percent of the AMI.

3
4 By 2036, Lopez Island and Lopez Village are projected to need 230 and 115 new housing units to
5 accommodate expected growth.

6
7 The projected housing units needed in the urban growth areas is based on the premise that fifty percent
8 of future development will occur there.

9
10 **Table 7. 2036 San Juan County population and housing unit projections.**

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
San Juan Island (unincorp.)*	5,560	34.1%	6,146	31.6%	586	287	-
Friday Harbor	2,250	13.8%	3,152	16.2%	902	442	442
San Juan Island Subtotal	7,810	47.9%	9,298	47.9%	1,488	729	442
Orcas	5,395	33.1%	6,423	33.1%	1,028	504	252
Lopez	2,466	15.1%	2,936	15.1%	470	230	115
Shaw	241	1.5%	287	1.5%	46	23	0
Total Ferry Served Islands	15,912	97.5%	18,944	97.5%	3,032	1,486	809
Total Non-Ferry Served	402	2.5%	479	2.5%	77	38	0
Total	16,314	100.0%	19,423	100.0%	3,109	1,524	809

11 Source: U.S. Census, OFM annual estimate. 1.7 percent annual population growth rate attributed to the Town of Friday Harbor from personal
12 correspondence with the Town of Friday Harbor's Land Use Administrator, Mike Bertrand, on March 9, 2017.
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Transportation

1



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

13 As the east side of Fisherman Bay develops, an increasing amount of pedestrian traffic will need to be
14 accommodated. Future intersection designs should minimize roadway width and curb radii where
15 appropriate in order to reduce the crossing width for pedestrians and discourage high speed turns by
16 drivers.
17
18

10



The County does not operate a public transit system. San Juan County Senior Services uses one ADA-equipped vehicle and one older minivan to provide transportation to Lopez seniors and people living with disabilities. Rides are provided to medical appointments, social events, and group meals served at the Lopez Island Senior Center. There are few other alternatives for vehicular travel on Lopez Island. Taxi services have been tried sporadically but have not yet demonstrated the ability to survive long-term. In 2014, San Juan Transit began providing seasonal buses to transport people from the Lopez ferry terminal to service hubs and Island attractions during the summer season.

31 Access to emergency medical services is provided by air from a helipad located at the Lopez Island Clinic
32 in the Village. The service is operated by Airlift Northwest.
33
34



36

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38

Pedestrian and Bicycle Facilities

3



The build out of the Lopez Village will increase the need and demand for additional pedestrian and bicycle circulation routes and facilities. Although there are no pedestrian counts in Lopez Village, it can be safely assumed that increased residential and commercial development along with increased tourism activity will have a significant impact on public safety and the ability of the Village to handle traffic flow.



For public safety reasons, separating walkways from automobile traffic is needed where possible. This issue is directly related to parking in and around the Village. Currently, there are two main focus areas for pedestrian and bicycle activity. They are the two distinct commercial cores and the community entertainment facilities located south to north respectively that are linked on the east by Vita's, the Saturday Market and the Lopez Center for the Community and the Arts.

25

The Village contains 1.3 miles of right-of-way trails for pedestrians located on Fisherman Bay, Lopez Village and Weeks roads. The pedestrian path along Weeks Road is located in the County right-of-way and is a five foot wide gravel path. A sidewalk of pervious concrete is provided along Fisherman's Bay. There is a buffer between the road and the path for increased safety. The San Juan County Parks, Trails and Natural Areas Plan includes a map of potential trail corridors on Lopez Island that would provide trail connectivity to and from the Village.

The Lopez Community Trails Network (LCTN) created the 2014 Lopez Island Trails Plan (Trails Plan) to promote development of a network of trails for non-motorized use on Lopez Island for the benefit of health, safety, education and recreation. Upcoming trail projects fit within one of three concepts: island connectivity, Lopez Village walking paths and safe pathways to school. Within Lopez Village, the Trails Plan calls for proposed pathway projects to:

- extend the Hamlet House/Lopez Clinic path along Washburn Road,
- create a walk-way from Hamlet House to the Lopez Pharmacy, and
- create an off-road path from Common Ground to Lopez Village.

In addition, The LCTN intends to work on the safe walking and bicycling pathways to school project by:

- developing a section of trail from the Village to the school complex, possibly along county road right-of-way along Dill and Center Roads, and
- exploring public and private trail options going south, east and north of the school complex.

Connectivity

Village Pedestrian Connectivity and Public Life: Networks, Places, and People

3



15

The Village's identity and appeal draws on its splendid views and setting, a classic but under-realized street grid, small scale buildings with some fine, local details and its history of being a center for the island. The community is committed to making it a compact place of future urban growth to preserve the character of the overall island for agriculture and related uses.

A critical condition for ensuring success of the Village as a vital, sustainable community center lies in its qualities of pedestrian connectivity and public life. A tightly delimited village that works for everyone relies on maximizing these two qualities in a highly integrated way - connecting salient destinations and supporting enjoyment people derive from

16 being in the Village.

17 The Village is no stranger to pedestrian movements and public life in its spaces and built environment.
18 Common sights are: people walking to the marinas from the bookstore or grocery overlooking the fields
19 and Fisherman Bay; people enjoying the deck adjoining Holly B's Bakery and Chimera Gallery and at the
20 outdoor tables at Isabel's or in the nearby park; groups of people on the Weeks Wetland trails; and the
21 summer crowds coursing through the Farmers Market and ambling north and south along Village Road.
22 The public life of chance encounters at the Lopez Village Market's arcaded knuckle of an entrance, outside
23 the Post Office, shoppers catching up under Blossom's shed roof entrance, or enjoying the prospect and
24 refuge at one of Vita's tables.

25 Village Challenges and Potential

26 On closer examination, pedestrian connectivity and the public life of the Village is a series of disconnects,
27 weak patterns and missed opportunities. Sidewalks and clear pathways for walking are often completely
28 missing or mingled in an uninviting jumble of angle parking and drainage ditches. Driveways and curb
29 cuts, swaths of parking and buildings set way back from pedestrian ways are disincentives to walking.
30 Landscaping in areas helps to provide some visual interest, but much, much more could be done to
31 support a walkable environment. Amenities, opportunities to sit and enjoy a view, and strong evident
32 clarity that invites people to walk – take a shortcut or enjoy a leisurely stroll - can all contribute to a more
33 pedestrian-friendly Village.

34 Creating a Lively, Connected Village – Connectivity Plan

35 The Village Connectivity Plan shown on Map 7 below focuses on pedestrian connectivity and public life.
36 It establishes an important framework to guide development of the Village's vision and goals of a
37 successful, healthy, sustainable place. The Connectivity Plan in Map 6 will help the Village implement its
38 connectivity vision by:

- 39 ▪ Creating a superior connectivity network – Walkways and sidewalks linking Village destinations and
40 public spaces will invite people to visit, stay and interact. Develop connectivity at three related levels
41 – village wide, within nodes of activity, and at the block level (Primary, Secondary and Tertiary
42 armatures).

- 1 ▪ Establish high qualities of walkability and pedestrian connectivity – Walking should be easy to
2 pursue, accessible, inviting, attractive and comfortable. The network supporting walkability should
3 be legible, well defined and connect all destinations. Enjoyable promenades, shelter when
4 necessary from wind and rain, and interesting things to look at will also invite people to walk. A
5 pleasant streetscape is comfortable and interesting to walk along, has a measure of transparency
6 and activity at the ground floor level, has surfaces and paving that support walking, is complimented
7 by landscaping, appropriate lighting and gathering spaces.
- 8 ▪ Ensure a variation of places – Comfortable public spaces, large and small, all contribute to
9 supporting Village activities and inviting people to linger. An inviting space offers good comfort, sun,
10 views, other people, covered walkways and shelter and a respect for human scale. It supports
11 people’s need for a sense of place, security and belonging. A balance between active and calm
12 places is important.
- 13 ▪ Foster clarity of identity and interest – Places that are understandable and interesting will invite and
14 sustain public use. Reinforcing the Village’s existing development patterns, celebrating relationships
15 with the bay and watershed, acknowledging gateways and making green connectors will all
16 contribute to defining the Village as a sustainable and engaging place.
- 17 ▪ Support many user groups – Invites many different groups to use the public spaces including the
18 elderly, disabled, children, families, young people, working people and visitors. Variety in activities
19 will support a variety of users.
- 20 ▪ Achieve balance in street users – When traffic moves slowly and walking is supported, there tends
21 to be more public life. A good balance among street users can often be achieved by inviting people
22 to walk or cycle instead of relying completely on the car. Ensure a village with complete streets: one
23 that supports a hierarchy of mobility, serves drivers but gives priority to pedestrians and cyclists,
24 and reinforces the functions and characteristics of its districts.

25 **Connectivity Plan Framework**

26 **Primary**

- 27 ▪ Weeks Road – Bridges & Water Gardens
- 28 Establish necessary design parameters for the right of way including requirements for a well-
29 functioning natural swale system with accompanying landscaping including street trees, roadway
30 edge apron requirements, preferred location of access drives, preferred location of a “build to
31 line” and preferred walkway/sidewalk locations and treatments.
- 32 ▪ Lopez Road –The Promenade
- 33 ❖ Establish necessary design parameters for walkability within and adjoining the ROW,
34 connecting the Village to the Library, solid waste, marinas and other functions to the
35 south of the Village.
- 36 ❖ Lopez Road (from the waters’ edge at Haven) east to the Library: celebrate the
37 promenade qualities of this unique necklace of open spaces, views and tree-lined
38 walkways.

1 ❖ Fisherman Bay Road - The “*Grand Boulevard*” provides the major through route.

2 ▪ Village Road - The Market Edge

3 Maximize the potential of this ROW adjoining the Farmers Market by including some parking,
4 connections into the Village Market and possible extensions out from the Market as well as
5 landscaping in relation to the drainage system.

6 **Secondary**

7 ▪ Washburn Place – The Finest East/West Collector

8 Strengthen pedestrian and street-defining qualities, east views.

9 **Tertiary**

10 Small scaled network of walkways and spaces supporting substantial contribution to Village connectivity

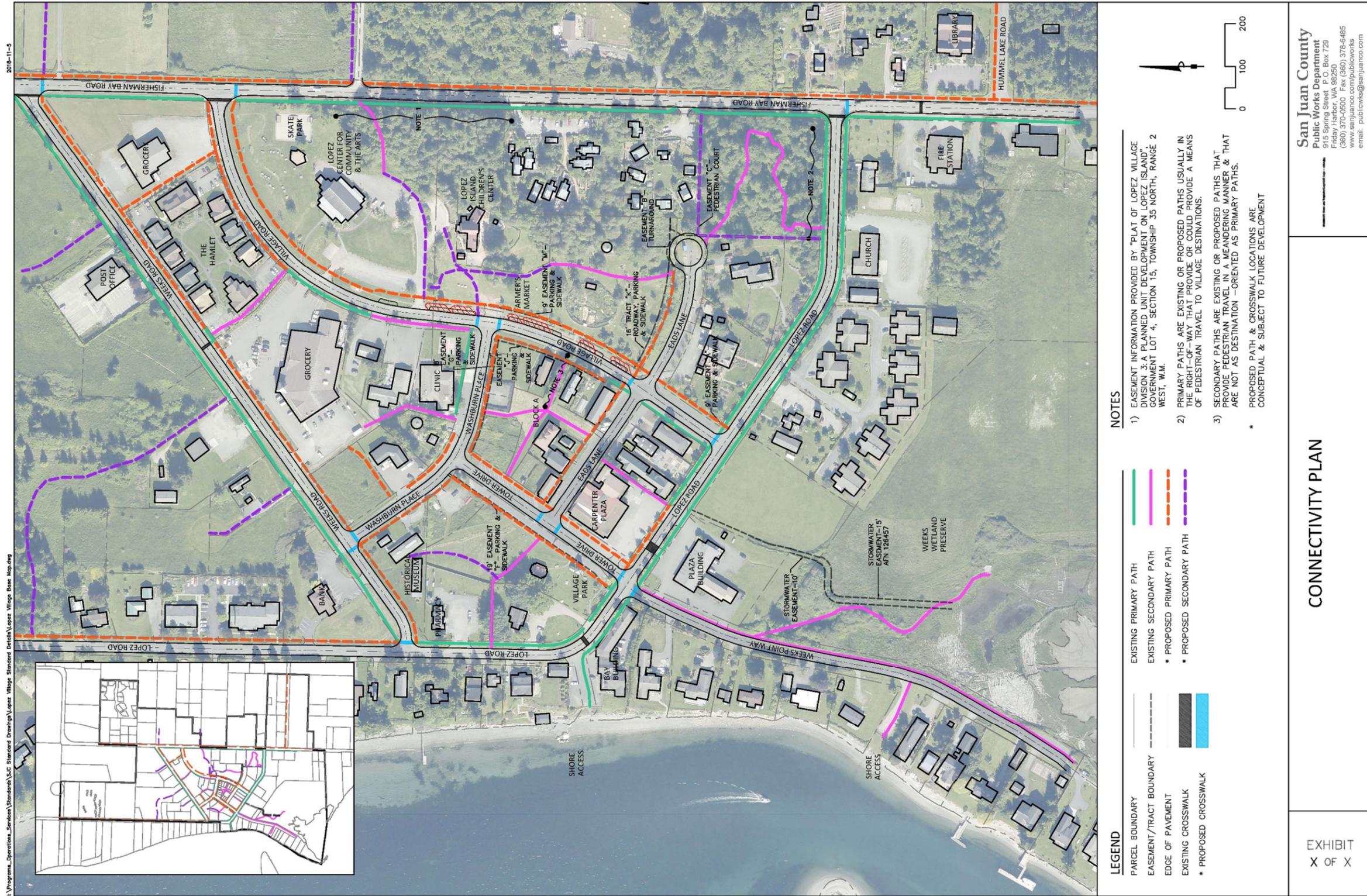
11 ▪ Tower Drive – The New Tower Drive

12 Realize the opportunities this ROW affords - adjoining the potentials of an undeveloped park and
13 seasonal water feature, providing appropriately configured on-street parking, and serving as a
14 sidewalk and frontage space for buildings and sites along the east side.

15 ▪ Eads Lane and East Extension – The Mingle

16 Maximize the potentials in this strategic east/west space that mingles parking, pedestrians,
17 vehicular circulation and small-scale building frontages.

18 Incorporate and acknowledge north/south walkways to Lopez Road and Washburn Place.

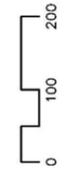


NOTES

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

LEGEND

- PARCEL BOUNDARY
- EASEMENT/TRACT BOUNDARY
- EDGE OF PAVEMENT
- EXISTING CROSSWALK
- * PROPOSED CROSSWALK
- EXISTING PRIMARY PATH
- EXISTING SECONDARY PATH
- * PROPOSED PRIMARY PATH
- * PROPOSED SECONDARY PATH



CONNECTIVITY PLAN

EXHIBIT
X OF X

San Juan County
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email: publicw@sanjuanco.com

Connectivity and Public Spaces

This Plan envisions the development of inviting public spaces and connectivity networks that provide:

- 3
- 4 **Protection:** Safety for pedestrians from traffic and accidents. Protection when necessary from wind, rain, sun.
- 5 **Comfort:** Room for walking, interesting facades, no obstacles, accessibility for everyone, good surfaces.
- 6 Attractive zones at the edges of spaces for standing, lingering and observing. Opportunities to sit that take
- 7 advantage of interesting views, sun and people.
- 8 **Delight:** Buildings and spaces designed to human scale. Positive sensory experiences from good design and
- 9 detailing, building and landscape materials, art.
- 10 **Place:** Being part of the network of public spaces, well-connected and integrated with destinations and Village
- 11 functions. Reflecting the local built environment, natural context and intended uses as well as respecting
- 12 historic associations.

13

Parking

16



The future availability, location and type of parking facilities in the Village is an important issue. Current parking requirements are governed by the development regulations for the Village Commercial designation which require parking on a site-by-site or permit basis. Although flexibility is permitted by shared parking agreements, new construction is likely to require construction of parking lots.

Lopez Village Planned Unit Development Parking Entitlement Area

28 The existing commercial core includes the Lopez Village Planned Unit Development which has provided

29 the land and funds to develop most of the parking spaces viewed as public parking in the Village since

30 they are “on-street.” These are the angled, shared parking areas found along Eads Lane, Village Road,

31 Tower Drive and Washburn Place. Each of the lots in the PUD have a certain share of parking entitlements

32 related to these parking spaces.

33

34 **Map 8.A and Map 8.B below provide alternatives for angle or parallel parking to accommodate**

35 **possible stormwater improvements.**

36

37 Lots identified in the parking entitlement area depicted in Map 8 below and Column VIII of Exhibit B of

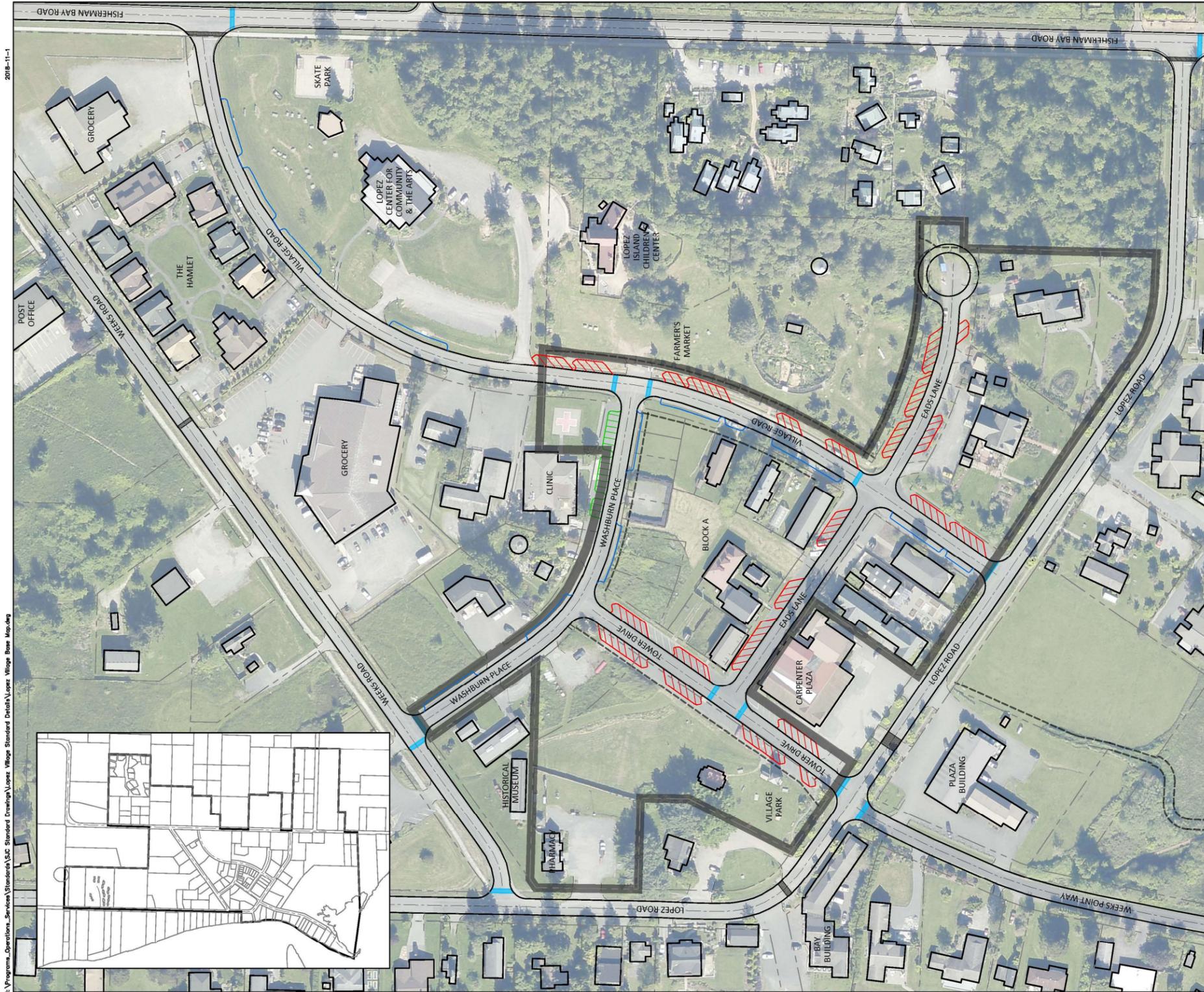
38 AFN 92184514 (Lopez Village Association Plat Block A and lots 21-23) have on-street parking entitlements.

39 No additional on-street parking spaces will be required for development or project permits in this area.

40 Exhibit C of AFN 92179998 regarding parking space requirements by use shall not apply to development

41 or uses in the parking entitlement area. Transfer of on-street parking right entitlements parking area shall

42 be processed in accordance with Exhibit D of AFN 92179998.



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
- ▨ PARKING ENTITLEMENT AREA AFN 921759998

NOTES

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



EXHIBIT
X OF X

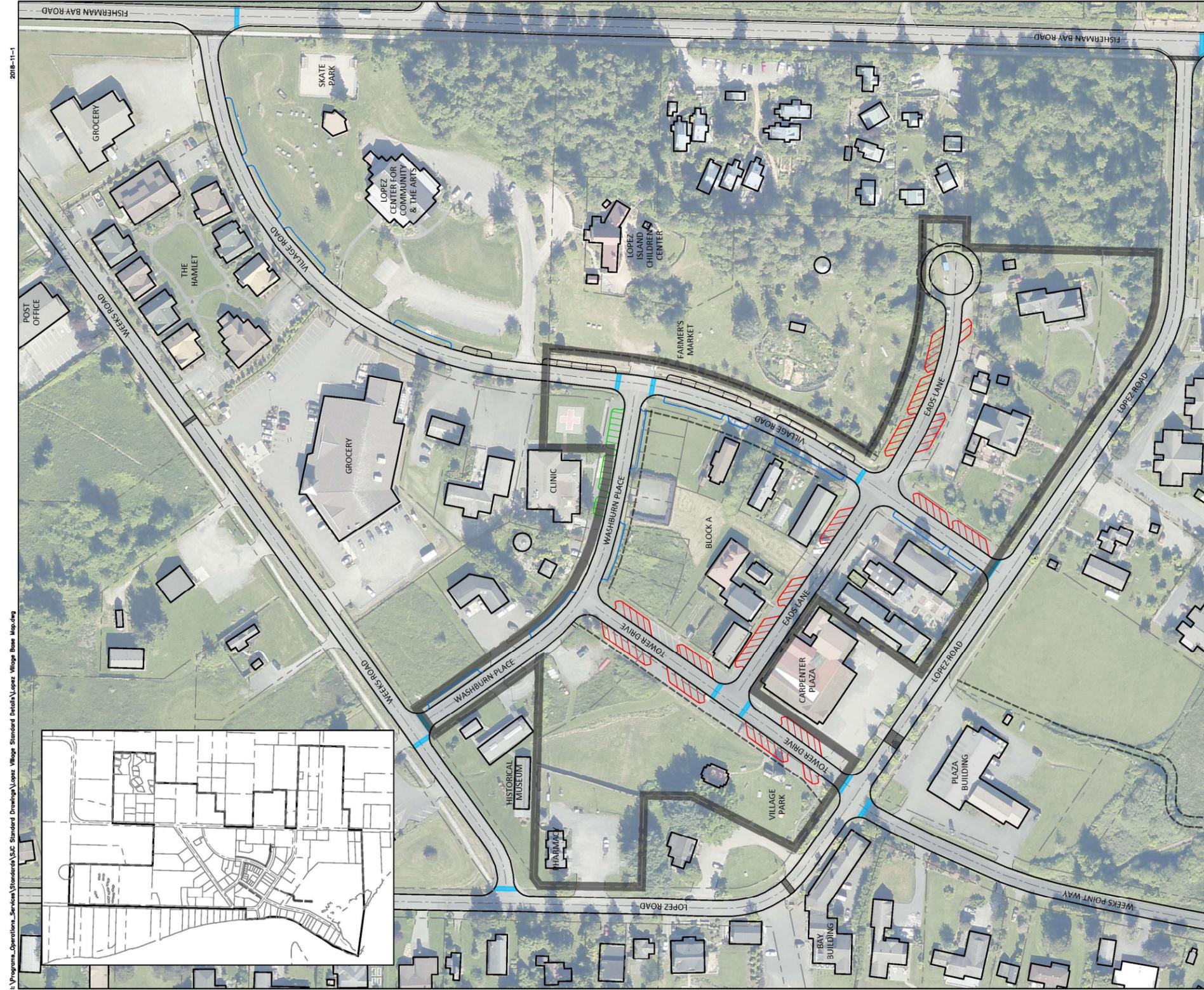
PARKING PLAN CONCEPT 8-A
EAST VILLAGE ROAD DIAGONAL



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2018-11-1

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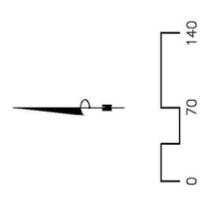


LEGEND

- PARCEL BOUNDARY
- - - EASEMENT/TRACT BOUNDARY
- EDGE OF PAVEMENT
- ROAD CENTERLINE
- █ EXISTING CROSSWALK
- █ PROPOSED CROSSWALK (SUBJECT TO FUTURE DEVELOPMENT)

NOTES

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



PARKING PLAN CONCEPT 8-B
EAST VILLAGE ROAD PARALLEL

EXHIBIT
X OF X

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2018-11-1

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1 **Parking Study**
2

3 In March 2010, there were 160 undeveloped parking slots in the “Village core” which at 3 slots per retail
4 business would allow 53 new businesses. In May 2010, the ad-hoc Lopez Village Planning and Review
5 Committee completed a rough parking analysis of the UGA. They estimated that the total area of all vacant
6 land was 62.7 acres in 49 parcels. The average lot size of these was 1.3 acres.
7

8 **Table 8. 2010 Lopez Village UGA parking analysis.**

	Residential Units	Commercial Units	Total
Number of Units			
Existing Development ¹	101	12	113
Projected 2020 increase	228	24	252
Total 2020¹	329	36	365
County Parking Requirements	Residential Spaces	Commercial Spaces	Total
Existing Development ¹	202	36	238
Projected 2020 increase	456	72	528
Total 2020¹	658	108	766
Private and Public Spaces			
	Existing Private Spaces	Additional since 2007	Total
Private Parking Spaces ⁴	189		
Plus LoHO		36	
Plus LVM		80	
Total	189	116	355
Existing Public Spaces	70		

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1. Lopez Village UGA Boundary Analysis, Colin Maycock to SJC Planning Commission. January 29, 2007. Analysis did not include LoHO, Land Trust (27) or Lopez Village Market relocation.

2. SJCC 18.60.120 (2 spaces per residential unit including MF) 1/300 sq. ft. of retail/commercial, eating /drinking establishments 1/100 sq. ft.

3. Assuming average retail/commercial space averages 1,000 sq. ft. of public and office space – 3 spaces per unit.

4. Hand count, aerial orthophoto Walker/SJC 2002 with all painted spaces delineated not including LoHO, LVM, Library, Fire Station or Fisherman Bay Lumber.

1 **Future Parking Vision**

2
3 The future vision of parking in the Village is based upon the development of smart parking that maximizes
4 the use of existing on street parking and supports connectivity and pedestrian qualities in a compact
5 Village with pedestrian-scaled buildings and landscaped environments. Parking standards are specifically
6 tailored to meet Village needs.

7
8 To minimize the use of large-scale parking lots and maintain and improve the pedestrian environment,
9 parking is encouraged to be on-site. The use of shared parking is desired to reduce the number of large
10 parking lots that could create uncomfortable, dead zones for pedestrians and that can be unsafe to
11 navigate. Placing parking to the side or rear will promote visibility in the front of buildings.
12

13



Parking that supports the future build out of the Village is to be provided aligned with a coordinated parking and public access plan and development regulations to ensure that:

- It supports users within a coherent parking system that supports shared parking;
- Development of new parking is minimized;
- Parking occurs behind new nonresidential buildings;
- Parking developments reflect seasonal use patterns; and
- Residential parking occurs on-site.

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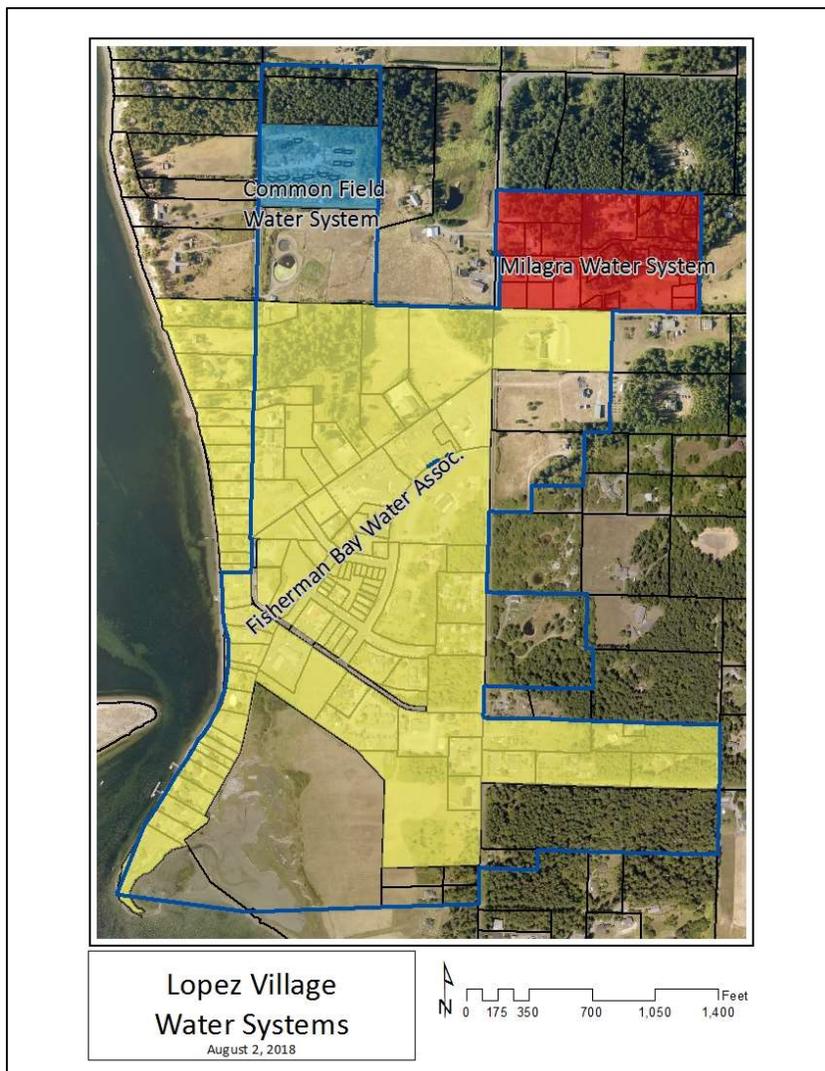
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Capital Facilities

Water Systems

In 2003, the Lopez Village Abbreviated Coordinated Water System Plan was adopted, establishing design guidelines for new and expanding water systems and outlining a process to direct new growth to existing public water systems in the area rather than creating new water systems. This supports the ability of existing water systems to continue to provide safe and reliable drinking water to their service areas. The Coordinated Water System Plan was adopted in response to the establishment of the Lopez Village Critical Water Supply Service Area in 2001. The Critical Water Supply service area was designated due to questions about whether water quantity and quality were adequate for the growth that was occurring in the area during that time.

There are three Group A water systems serving Lopez Village including the Common Field Water System, Fisherman Bay Water Association System and Milagra Water System. All three water systems have capacity for long-term provision of urban level services within the Urban Growth Area and have some capability for expansion of service to new customers. Map 9 shows the Group A water systems.



Common Field Water System

This system was developed in 2007 and is well maintained and operated. The system has a service area of eleven acres within the northwest area of the UGA. It is certified to serve the needs of a dense development on 11 acres of build out. Existing capital facilities can serve up to 60 connections. Analysis shows that the system can serve future growth.

Fisherman Bay Water Association

Fisherman Bay Water Association (FBWA) system serves the Lopez Village Urban Growth Area. This Group A community system serves businesses including day cares, food services, medical clinic, licensed residential facilities, lodging, residential and other institutional uses. The system relies totally on groundwater from three wells. Two of the

1 wells are located on Hummel Lake Road and when pumping simultaneously, supply flows of 57.5 gallons
 2 per minute (gpm) combined. The third well stands alone and supplies a flow of 37 gpm. The system also
 3 includes two storage tanks located on Charlie Lane. Storage tank #1 has a capacity of 59,000 gallons and
 4 storage tank #2 has a capacity of 107,000 gallons. The existing wells and storage facilities are reported to
 5 be in good condition. Repairs and improvements are included in the 2008 Capital Improvements Plan
 6 (CIP). According to the Washington State department of Health Office of Drinking Water, the system
 7 permit is considered "Green." Systems in this category are considered adequate for existing uses and
 8 adding new service connections up to the number of approved service connections. Total connections in
 9 2018 was 161 with a total of 226 approved connections.

10 Milagra

11
 12
 13 The Milagra Group A water service area is confined to 17.5 acres at the northern end of the Lopez Village
 14 UGA. It is currently a Group A water system with a service agreement with San Juan County. It consists
 15 of two wells serving 14 connections. The existing capital facilities are sufficient for up to 42 connections
 16 and the water right is sufficient to meet the demands of 72 connections. With sufficient capital investment
 17 in storage tanks and distribution infrastructure, it would be possible for the Milagra system to supply a
 18 minimum of 107 connections, possibly more.

19 Water System Plans

20
 21
 22 Further details regarding water capital facilities including an inventory of existing facilities; a forecast of
 23 future needs for capital facilities; where known, projected locations of new or expanded capital facilities;
 24 and a six-year plan showing how such facilities will be financed can be found in the Fisherman Bay Water
 25 System Plan (June 2006) as amended to reflect 2008 service area expansion and 2008 Capital
 26 Improvements Plan along with the Milagra Water System Plan.

27
 28
 29 **Table 9. Group A community water systems in Lopez Village.**

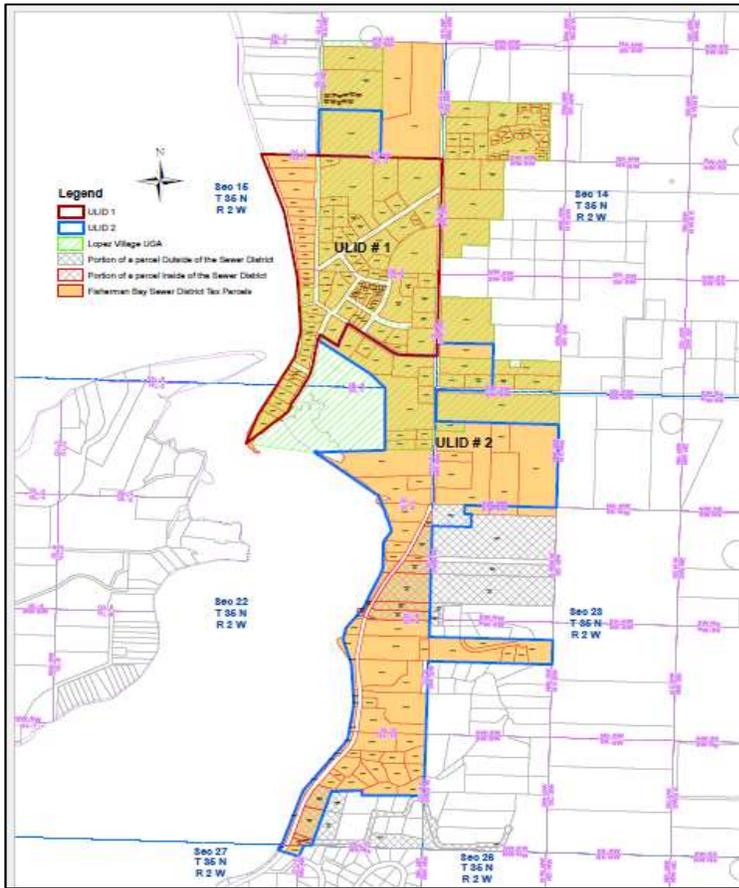
Group A Community Water Systems	State ID	Active Connections	Approved Connections	Service Area Population	Water Source	Distribution Capacity (Gallons)	Capacity Average (GPM)
Common Field	AB738	20	25	50	Well #1	23,500	9
Milagra Water System	AA517	14	42	31	Well # 1 & 2 Well # 3	24,600	14 27 14
Fisherman Bay Water Association	25547	152	226	230	Well #1 Well #2 Well #3	150,000	35 35 35

1 Groundwater Monitoring

2 San Juan County Health and Community Services (H&CS) established groundwater quality monitoring
 3 networks in high priority areas of North Lopez in 2008 utilizing grant funding. The monitoring network on
 4 Lopez is monitored and maintained by H&CS staff at a low level with available staff and funding. The
 5 monitoring networks consist of data loggers installed in multiple wells, which gather static water level
 6 information. In addition, nitrate, chloride and conductivity parameters have been analyzed periodically
 7 since 2008 to assess impacts from seawater intrusion and human related nitrate loading to the aquifers.

Sewer System

10 **Map 10. Fisherman Bay Sewer District**



Fisherman Bay Sewer District

The Fisherman Bay Sewer District (FBSD) was formed in 1978 as a municipal corporation with a charter to protect the ecology of Fisherman Bay.

The FBSD’s 2008 Wastewater Master Plan shows that the district’s service area includes all of the parcels within the Lopez Village UGA in Map 10. The FBSD also retains the right to serve parcels located outside of the UGA that had been part of Utility Local Improvement Districts (ULIDs) prior to the establishment of the Growth Management Act.

The FBSD master plan contains three alternative scenarios for meeting the projected demands for future growth. Currently the district is serving 379 ERUs or 72 percent of their permitted capacity. The District is making plans to double their capacity to 1,060 ERUs.

35 **Table 10. 2017 Community sewage treatment facility.**

Sewer System	Activity Center	System Capacity (ERU’s)		Operating Capacity (%)	Available Capacity (%)	Available Capacity
		Active	Design			
Fisherman Bay Sewer District	Lopez Village	379	530	72	28	28

36 Source: Washington State of Health Sentry Database 2017

1 The treatment plant is located on Lopez Road. In 2009, construction of the plant effluent storage pond
 2 was completed. This pond is a reconfiguration of the existing L-2 lagoon. One Equivalent Residential Unit
 3 (ERU) equals 100 GPD during the summer months and 93 GPD during the winter months for this district.
 4 Following this project, the facility was re-rated to a permitted capacity of 530 ERUs. In 2017, there were
 5 151 ERUs in the system capacity and 28% capacity remaining. The District is in the process of evaluating
 6 physical and process upgrades that will improve the efficiency and effectiveness of the treatment system,
 7 and planning and scheduling a major expansion to address future growth.

8 The FBSD has a Septic Tank Effluent Pumping (STEP) pressure collection system with an anaerobic
 9 pretreatment cell, a lagoon with two aerated cells and one settling cell, a constructed wetland to polish
 10 the effluent, and a chlorine disinfection system with a four inch-diameter outfall pipe that stretches half
 11 a mile out into the San Juan Channel and has a diffuser.

12 Each residence and business has a FBSD maintained individual septic tank system with an attached sump
 13 with its own small electric sump pump. The pumps send effluent through the sewer system to the
 14 secondary treatment plant. The plant then discharges the treated effluent into Puget Sound. FBSD pumps
 15 and disposes of sludge from all the tanks in the district as part of its regular service to customers.
 16

Solid Waste System

19



The San Juan County Council established the Lopez Solid Waste Disposal District (LSWDD) June 26, 2012, to assume responsibility for solid waste disposal on Lopez Island. Formal control of the solid waste and recycling operation was begun in January 2013.

26
 27 The LSWDD is governed by three goals to:

- 28
- 29 ▪ be good stewards of the land by responsibly disposing of waste,
 - 30 ▪ maximize recycling, and
 - 31 ▪ keep moving toward zero waste.

32
 33 In their first year, LSWPD made progress on the zero-waste goal by reintroducing free self-separated
 34 recycling opportunities, lowering garbage fees, and improving the flow of items through the “Take It or
 35 Leave It” program. These efforts resulted in a positive cash return.

36
 37 Other 2013 highlights include the purchase of a roll-off truck (bought on a 5-year loan) and a backhoe
 38 (through generous local contributions), and the passage of the second Lopez Solid Waste Levy (79.47
 39 percent in favor). A partner organization, Solid Waste Alternatives Program (SWAP) hosted events such
 40 as the Trashion Fashion show and sold Junk Bonds at fund-raising events to support the LSWPD. These
 41 successful programs are supported by volunteers and customers who sort their recycling and
 42 wholeheartedly reduce waste.

43
 44 Garbage and recyclables deposited at the Lopez Dump travel to different destinations depending upon
 45 the material and market values for recyclables. Garbage is trucked to the Skagit County Transfer Station
 46 in Mount Vernon where it is compacted into containers and is then transported by rail 300 miles to the

1 Roosevelt Landfill in Klickitat County. Recycled materials are trucked in bales to Skagit River Steel &
 2 Recycling in Burlington, Washington where they are distributed to other vendors.
 3
 4 The public either self-hauls waste to the Lopez drop-box facility located on Fisherman Bay Road or
 5 contracts with San Juan Sanitation for waste pick-up. Refuse is deposited directly into 40-yard boxes and
 6 the Lopez Solid Waste Disposal District (LSWDD) picks the boxes up on a roll-off truck and transfers them
 7 to the Skagit Transfer Station on the mainland where it is loaded on railcars and transported to the
 8 Republic landfill for disposal. The number of daily trips are limited by the ferry schedule.
 9

Table 11. 2017 Lopez Island solid waste facilities.

Facility	Location	Disposal Capacity
Lopez Drop-Box Facility	Fisherman Bay Road next to County Public Works Shop	5-10 Tons Per Day

Source: San Juan County Department of Public Works 2017

10

Stormwater System

11
13

14

15 The potential for degradation of Fisherman’s Bay and large areas of tidal emergent wetlands including
 16 those at Weeks Wetland Preserve are a major concern to Lopez Islanders. This makes stormwater
 17 management a vital concern in the Village.

18



33

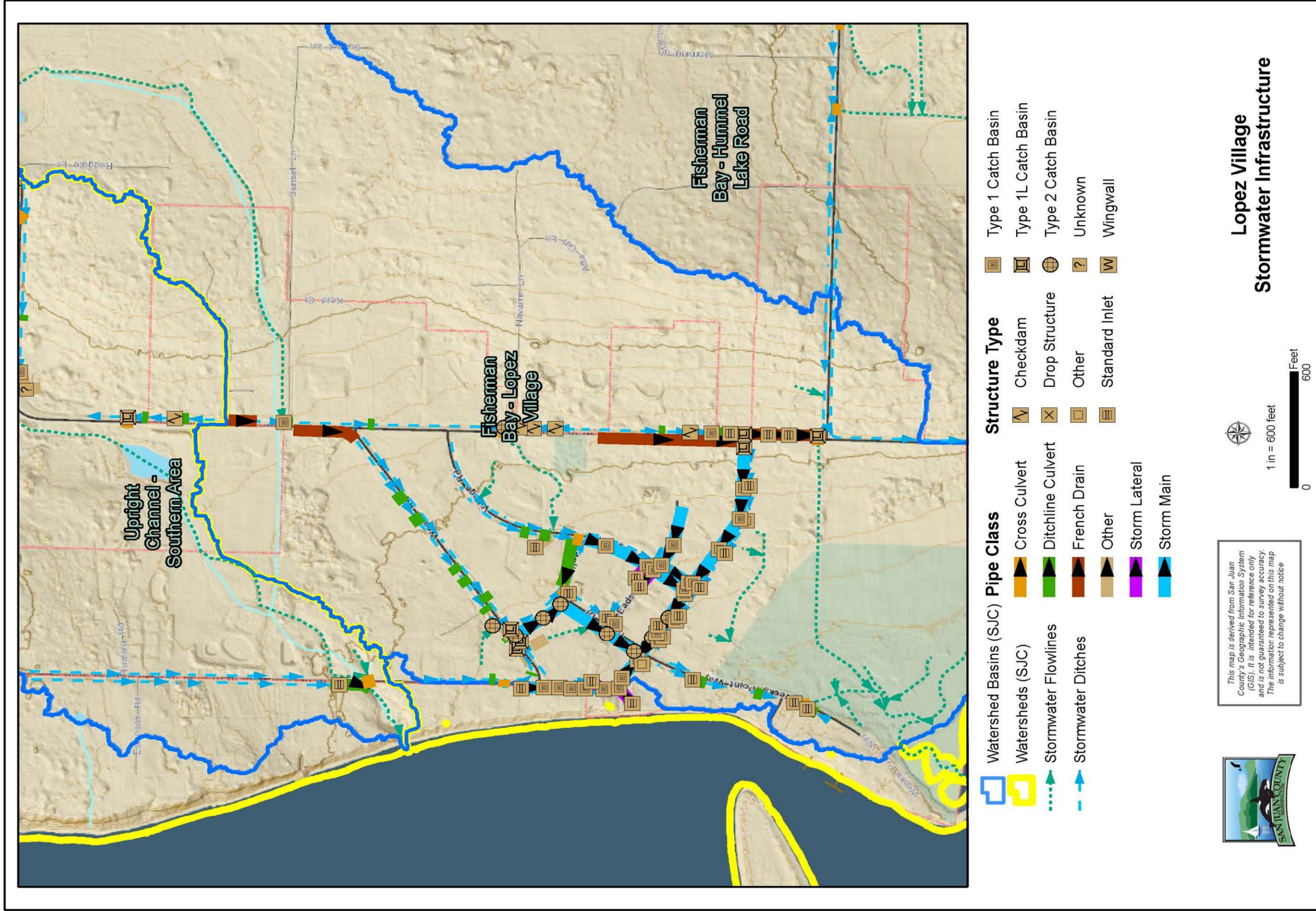
The 2004 Long-Range Drainage Plan Proposal for Lopez Village Urban Growth Area contains a long-range plan for the future development of drainage facilities in the Village and satisfied the drainage-related requirements of GMA at the time it was adopted. Its overall purpose was to ensure that the planning and construction of public drainage facilities and services within the Village keep up with projected development and are available for use without a decrease in locally adopted minimum standards. However, Villagers are adamant about developing open water and natural drainage solutions where appropriate in the Village.

34

Village Urban Growth Area.

35

Map 11 depicts stormwater infrastructure in the Lopez



Path: O:\Projects\Stormwater Outreach\SW Basin Planning\Maps\LopezVillage_Infrastructure.mxd Date: 8/11/2014 Time: 4:26:20 PM

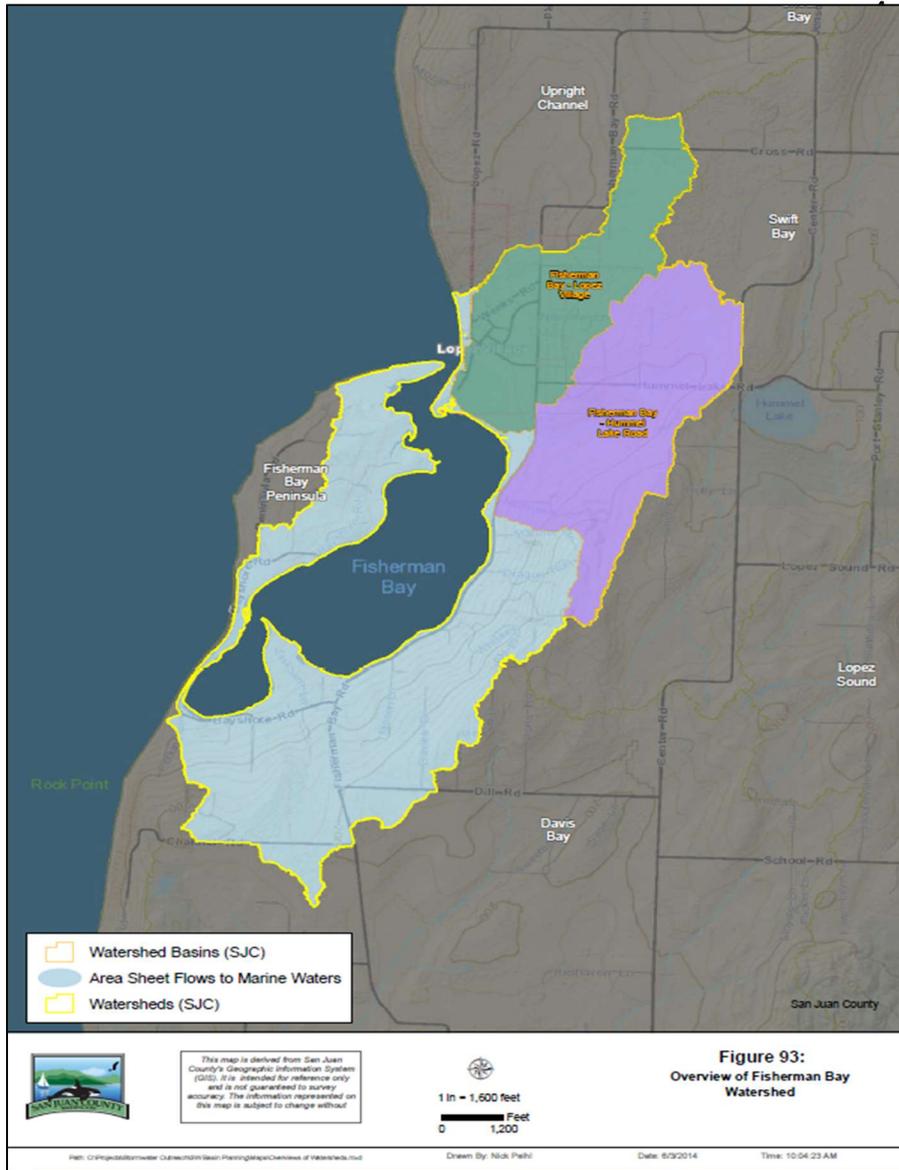
Drawn By: Nick Peihl

Map 11.

1 Basin Planning

2

3 Map 12 Lopez Village Stormwater Watersheds



Map 12 depicts the stormwater watershed basins in the Village. Watershed-scale system planning was completed in 2015 and is used, along with other technical and scientific information, to guide the Utility’s Capital Improvement Program (CIP) for infrastructure upgrades to storm and surface waters. The projects are designed to retain fresh water on the landscape for groundwater recharge, manage excessive runoff, reduce bacteria and nutrient loading, and maintain cooler waters to buffer the impacts of climate change on water quality and cold water refugia, an area where conditions have enabled a species or a community of species to survive after extinction in surrounding areas

The County is updating its 2015 stormwater plans to consider additional

37

38 alternatives and more cost-effective methods of managing stormwater such as low impact development
 39 techniques. Recently, San Juan County’s Stormwater Basin Planning Volume I County (Overview) was
 40 produced. Stormwater issues identified by the public and listed in Table C-1 of the Overview for
 41 Fisherman’s Bay include:

- 42
- 43 ■ Concerns that the ditch located along Village Road flows into a large culvert that is large enough
- 44 for pets or children to get swept into during a flood event; and
- 45
- 46 ■ Pulling shoulders for maintenance that scrapes driveways allowing water to run and erode the
- 47 driveway rather than flowing into the ditches and driveway culvert.
- 48

49 Volume II focuses on five priority watershed basins, including the Fisherman Bay watershed. Appropriate
 50 stormwater management strategies were studied in this Volume and recommendations for capital

1 improvements were included based upon conceptual plans. Subsequent planning in Lopez Village has led
2 to natural and cost-effective approaches to stormwater management.

3
4 In addition to the plans mentioned above, Nathan Hodges and Kwiaht prepared a Fisherman's Bay
5 Watershed Mapping Project for the Village in 2011. The report is available from Kwiaht.

6 7 **Village Drainage Basins**

8
9 The Village encompasses portions of six drainage basins which contribute flow to seven outfalls located
10 within the boundaries of the UGA. Stormwater drainage from the Village is predominately from the
11 Fisherman's Bay watershed. This watershed is approximately 1,439 acres in size. The watershed contains
12 74 acres of freshwater wetlands, 33.9 acres of tidal wetlands, 1.1 miles of nonfish-bearing streams and
13 281 acres of critical aquifer recharge areas.

14
15 The basin generally flows west into Fisherman's Bay and consists of two main drainage basins with defined
16 outlets. Five percent slopes in the upper and middle portions of the basin drop to about 1 percent toward
17 the bottom. The watershed flows across several county roads in culverts including Fisherman Bay and
18 Hummel Lake Roads. Most of the Village run-off drains to Fisherman Bay through Basin 4. Two outfalls in
19 Basin 4 direct flow to the Weeks Wetland and surplus flow to San Juan Channel. This flow diversion
20 protects the wetland against potentially damaging impacts from large magnitude storm events.

21
22 According to Volume 1, Basin 1 in Lopez Village contains several hundred acres. These are characterized
23 by gentle slopes up to 2 percent in the upper and middle portions that flatten to about 1 percent at the
24 bottom. The basin flow connects several wetland and pond areas northeast of Fisherman Bay Road,
25 crosses Fisherman Bay Road with a 24 inch culvert that connects to the storm drain system in a 36 inch
26 outfall to the Bay and 12 inch outlet to Weeks Wetland Preserve.

27
28 Flooding and water quality problems are documented in the watershed including relatively high
29 concentrations of fecal coliform and E. Coli. The most recent monitoring results indicate that Fisherman's
30 Bay consistently exceeded ortho-phosphorus guidelines. Additional monitoring will identify the
31 contamination sources.

32
33 Tidal wetlands are particularly susceptible to runoff contamination. Protection of the nearshore areas
34 that contain patchy distributions of eelgrass and that provide suitable habitat for juvenile salmon and
35 forage fish are very important to the Village ecosystem.

36
37 The land use in Fisherman's Bay watershed is predominantly residential and existing impervious cover
38 represents approximately five point four percent of the total watershed area; however under full buildout
39 conditions, impervious surfaces are projected to increase to eleven point one percent.

Government Administration

San Juan County has concentrated some of its leased departmental offices on Lopez Island in the 9,137 square foot Cormorant Building located on Fisherman Bay Road located outside of the Village. This administrative space is shared by the County Council, and Departments of Community Development and Health and Community Services.

Law Enforcement

Law enforcement is provided on a County-wide basis by the San Juan County Sheriff's Department. Central dispatch and operations are located in Friday Harbor, but headquarters are also located on Lopez and Orcas Islands. Emergency 911 provides service and follow-up response county-wide. Response times are faster on San Juan, Orcas, Lopez, and Shaw Islands. Patrol officers on Lopez Island and reserve officers on Shaw Island respond to dispatch calls.

The Sheriff's substation on Lopez Island is located in the Fire Station on Fisherman Bay Road. There are Deputies and a Sergeant working out of that substation responding to calls for service. There is a holding cell at this facility. The existing 806 square foot facility is leased and is anticipated to provide adequate service for the future 20-year planning horizon.

Fire Protection



Residents of Lopez Island receive organized fire protection through Fire Protection Service Junior Taxing Districts. Funding for these service districts is provided through property tax levies within each district. Fire Service districts are administered by elected Fire District Boards. Each Board is responsible for establishing its district policies and the tax levy rate.

Table 12 below lists the four fire stations in San Juan County Fire District 4 that serve Lopez Island and cover 27 miles. Station Number 41 serves west Lopez Island including the Lopez Village urban growth area.

Table 12. Lopez Island Fire District 4 stations.

Station	Area	Location
41	Village Center	2228 Fisherman Bay Road
42	South End	20 MacKaye Harbor Road.
43	North End	810 Port Stanley Road
44	Island Center	4136 Center Road

Source: Lopez Fire District 4, 2017.

1 District 4 has four full-time paid employees including the Chief Officer, an Emergency Medical Services
 2 (EMS) Battalion Chief Paramedic Firefighter; and two Captain Paramedic Firefighters. In addition, the
 3 district is assisted by four volunteer Fire Lieutenants, 12 volunteer Emergency Medical Technicians
 4 (EMTs), thirty volunteer Fire Fighters and 6 EMS volunteer Lieutenants EMT's.

5
 6

Table 13. Lopez Island Fire District 4 equipment detail.

Station	Type	Detail
Station 41	Engine 41	1996 H&W, 1500 GPM, 750 Gal
	Tender 41	2007 H&W, 1000 GPM, 750 Gal with CAFS
	Rescue 41	2007 Ford, 250 GPM, 250 Gal with CAFS
	Aid 41	2015 Dodge Braun ALS Unit
		MCI 41 Trailer
		ALS Sprint Car
		Command Vehicle

7 Source: Lopez Island Fire District 4 2017.

8
 9 During 2004, Fire District 4 responded to 55 fire and 300 EMS calls for a total of 355 calls. By 2017 this
 10 had risen to 87 fire and 497 EMS calls or a total increase of approximately six and one-half percent.

11
 12 Each station acts as a primary response unit for its local area, but responses from all stations is normal
 13 procedure on Lopez Island.

14
 15 All of the fire departments in the County participate in a county-wide mutual aid agreement. This
 16 agreement allows the fire districts to share resources and provide each other with assistance during major
 17 fires. In most cases, mutual aid is slow and difficult, due to the need to transport personnel or equipment
 18 from island to island.

19
 20

Figure 19. Lopez Fire District 4: 2017 call percentage.



Source: Lopez Island Fire District 4, 2017

21
 22
 23

1 Average response times are not recorded for each station, but the district-wide average is
2 approximately 8 minutes.

3

4 **Table 14. Lopez Fire District 4: Calls 2008 - 2017.**

Calls	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Increase 2008-2017
EMS	300	300	338	352	346	432	387	431	399	497	6.56
Fire	55	65	52	45	45	73	85	96	104	87	3.67
TOTAL	355	365	390	397	391	505	472	527	503	584	6.45

5 Source: Lopez Island Fire District 4, 2017.

6

7

8

Rating

10 The Washington Survey and Rating Bureau (WSRB) rates the ability of each district to provide fire
11 protection. District 4 has a Washington Survey and Rating Bureau rating of 8. The WSRB rating
12 directly affects the premiums that individual property and homeowners pay for fire insurance.
13 To determine a rating, the WSRB evaluates both the fire district and existing water supply
14 systems, which are weighted equally. Without water mains and rated fire hydrants, areas are
15 limited to 8th class, regardless of the quality of fire protection.

16

17

Table 15. 2016 Lopez Fire Protection District rating: Washington Survey and Rating Bureau.

Fire Station	Location	Service Area	WSRB Rating	Response Time
Station #41	Lopez Village	West Lopez	WSRB 8	8 Minutes
Station #42	Islandale	Southwest Lopez	WSRB 8	8 Minutes
Station #43	Swifts Bay	North Lopez	WSRB 8	8 Minutes
Station #44	School Road	East central Lopez	WSRB 8	8 Minutes

18 Source: Washington Survey and Rating Bureau 2016.

19

Emergency Medical Services

23 Emergency Medical Services (EMS) are provided and
24 funded through Lopez Fire District 4. More than 80 percent
25 of the District's calls are EMS calls. These services are supported by local bond issues voted on by the
26 public. The last bond issues passed with an 80 percent approval rating and supports budget projections
27 through 2021. Decreases in assessed values over past years makes budgeting a constant challenge.

26

27

28

29

In 2017, equipment includes two ambulances. One is located at Station 41 and one is stationed at Station
44. Two full-time paramedics provide advanced life support services with volunteer EMTs. Patients in
need of serious care are flown via Airlift Northwest helicopter or fixed winged to Island Community

1 Hospital in Anacortes, St. Joseph's Hospital in Bellingham, Harborview Medical Center in Seattle, and other
 2 regional hospitals and trauma centers. Emergency transport by Airlift Northwest takes 15-30 minutes to
 3 reach a destination hospital and costs an average of \$7,000 per patient. It is sometimes not available due
 4 to the weather or patient care needs. Coast Guard and Navy resources are sometimes available in extreme
 5 weather conditions but this service also requires Island EMS personnel to be aboard the transport.

6
 7 The biggest challenge for the District is to continue to recruit, train and maintain personnel, especially
 8 EMS personnel. Within Lopez Village, residential and commercial growth is expected to be handled with
 9 existing Fire and EMS personnel. The water system is adequate in the Village for Fires District needs.
 10 Because assisted living facilities do not provide emergency medical treatment, the development of a
 11 facility in the Village would likely create a need for additional personnel.

12
 13 Because of minimal cell service on the island, there is a need to create the availability of landlines for 911
 14 service at Village Park, other Lopez parks and at all fire stations. Private funding for such a project was
 15 recommended by the Fire Chief. A phone was recently installed at Odlin Park.

Health Care

19



Emergency and general health care on Lopez Island is provided entirely at the Lopez Island Medical Clinic (LIMC) located at the northwest corner of Washburn Place and Village Road. The LIMC is a 2,300 square foot outpatient facility owned by the Katherine Washburn Memorial Association and governed by a non-profit organizational board made up of nine elected members. In April of 2017, voters approved *Resolution 9-2017*, approving a Hospital Taxing District for Lopez Island. The district was created with five commissioners residing within five separate districts. The district was developed to help

30 offset costs associated with funding rural healthcare.

31
 32 On September 30, 2017, UW Medicine assumed full operation of the clinic and clinical care for patients
 33 on Lopez Island. The Catherine Washburn Association will continue to assume property management of
 34 the space to include assessment and management of equipment and building maintenance.

35 The medical clinic is open from 9:00 a.m. to 5:00 p.m. Monday through Friday. It does not provide beds
 36 for patients to stay in for any extended length of time. Two general practitioners on Lopez Island combine
 37 efforts to provide the equivalent service of one full-time physician. The LIMC serves an average of 4,900
 38 patients per year.

39

Lopez Island School District

40
 41 The Lopez Island School District provides public education at the Lopez Island School complex at Center and School Roads,
 42 located outside of the Village. This complex houses the
 43 elementary, middle, and high schools. The 30 acre school site contains 74,325 square feet of buildings. In
 44 2005, Lopez Island Elementary had 91 students. The Middle and High Schools had 192 students. In 2013,
 45 enrollment in the District was up from the amount budgeted and approached 230 students (head count).
 46 This includes 10 students enrolled as Lopez students in distance learning opportunities offered through a

1 partnership with Columbia Virtual Academy, and an ever-increasing kindergarten class and increasing
2 elementary school enrollment.

3 Child safety is of great importance to the Village community. Safe walkways and bicycle paths are
4 needed and desired between the school complex and the Village's community center, residential and
5 recreation areas.

6

Lopez Library



The Lopez Library was established after World War II and by 1982 became a publically supported facility. The Lopez Island Library District provides public library services to Lopez Island residents through an independent Junior Taxing District. It is funded by a property tax levy set by a five-member Board of Trustees. These Trustees are appointed to five-year terms by the County Council.

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The Library is an approximately 3,700 square foot facility located on Fisherman Bay Road that houses approximately 14,000 volumes of books. With a staff of five persons and many volunteers, it circulates over 100,000 materials a year. Its current five year plan provides for 2017 – 2022.

23

Museum



The Lopez Island Historical Society museum is a non-profit organization founded in 1966 which consisted of an 800 square foot building on an approximately 0.57 acre lot. The Society's 2,000 square foot museum at the corner of Weeks Road and Washburn Place opened in 1980. It collects, preserves, and documents the human history of Lopez and San Juan Islands.

35

Senior Center

San Juan County Senior Services provides programs for the senior citizens on Lopez Island. It is located at Woodman Hall on Fisherman's Bay Road which is outside of the Village. Program

38
39 funding comes from the County's General Fund, the Older Americans and State Senior Services Acts, and
40 the Northwest Regional Council's Agency on Aging. Services include information and assistance, individual
41 case management, nutrition programs, meal service, home delivery of meals, transportation both on and
42 off island, and use of an activity center.

1

Chamber of Commerce

3



The Lopez Island Chamber of Commerce supports business and service members and provides tourist information to visitors. The Chamber is engaged in many community activities including Tour de Lopez which raises funds to help pay for staff office space and defer the cost of maintaining the Village Park and restrooms. The Chamber also prints the Lopez Island Map & Guide every year with maps of the island and the Village and listings of businesses who pay to be listed in the guide and provides a Village Map and a Services Directory.

13

Community Center



15

16 The Lopez Center for the Community and Arts opened in 1999. It is owned and operated by the Lopez
17 Community Center Association, a 501-C-3 nonprofit facility. All residents and property owners of Lopez
18 Island, Washington, are members without fee. It is open to the residents and property owners of Lopez
19 Island for community and private events.

20 The Center is located on approximately seven acres of land in the middle of the Village and an expansive
21 greenway with drought and deer resistant landscaping. Some of its land is dedicated for other uses
22 including use as an outdoor performance pavilion, the Lopez Children's Center, Family Resource Center,
23 Farmers Market, and a community garden and skateboard park.

24

Arts and Culture

27

28 purchasing art. The Lopez Library has a rotating show of arts and crafts. The Lopez Artist Guild supports
29 shows throughout the year. The Artist's Guild's annual Labor Day weekend studio tour is another major
30 community event for visitors and residents. Chimera, a cooperative gallery was founded in 1987 to
31 showcase Lopez Island artists and support the arts as a means of livelihood.

32

33 The Lopez Center for the Community and the Arts and other Lopez venues support music, literary and
34 performing arts activities throughout the year. The Islander's support for creativity and local

1 distinctiveness is also evident in public art installed throughout the Village and in the hand-crafted signage
2 that characterizes many local businesses.

3

Electricity

San Juan County relies on electricity generated primarily in the Pacific Northwest and transmitted to the San Juan Islands by the Bonneville Power Administration (BPA) and ~~Puget Power~~ [Puget Sound Energy](#).

6 The BPA and Puget Power electricity is sold to the Orcas Power and Light Company (OPALCO) at BPA's
7 point of delivery on Lopez Island. OPALCO is the sole electric service provider in San Juan County.
8

9

10 OPALCO, a member-owned, private, non-profit Rural Utility Services (RUS) Cooperative maintains an
11 office on Lopez Island and provides local electric service to its members. OPALCO is primarily an electric
12 distribution utility at present, distributing power via submarine cables to members on twenty islands, but
13 retains a small amount of generation capacity for emergency purposes at its generation plant in
14 Eastsound.

15

16 According to OPALCO, the Number 2 substation on Lopez Island (Tax parcel 152232002) has adequate
17 capacity at 20 Megawatts to serve existing loads. OPALCO maintains a comprehensive system plan to
18 expand capacity as growth occurs. Lopez Island is in OPALCO District 3 along with Decatur, Center and
19 Charles Islands.

20

Telephone Service

21 Although personal wireless services are not utilities but commercial
22 services, the Washington Utilities and Transportation Commission
23 (WUTC) regulates telecommunications utility providers to ensure

24 that safe and reliable service is provided to consumers at reasonable rates.

25

26 CenturyLink and Rock Island Communications, a subsidiary of Orcas Power and Light Cooperative provide
27 broadband services in the County. Cell service is often an issue around the island and emergency
28 managers would like land lines established at popular destinations including the Village Park in Lopez
29 Village.

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Economic Overview

1
2 Lopez Village is one of the primary business centers on the island and is home to the majority of the
3 island's grocery stores, accommodations, eating and drinking establishments, retailers, professional
4 services and institutional services. Islanders bring their farm products and arts and crafts to the Village in
5 the summer to sell at the farmers market.
6

7 **Income and Economic Structure**

8
9 The economic structure and employment statistics of Lopez Village and Lopez Island are likely to be similar
10 to the County's structure:

- 11
12
- 13 ▪ San Juan County's per capita income is the second highest in the State at \$60,489, but the
 - 14 average annual wage is well below the State average at \$33,890.
 - 15 ▪ The majority of personal income in the County is derived from property income.
 - 16 ▪ Eleven percent of San Juan County's population lives below the Federal Poverty Limit and it is
 - 17 estimated that another 22 percent lives above this limit but does not earn enough to afford basic
 - 18 households needs.

19 **Employment**

- 20
21
- 22 ▪ Employment participation in the County is declining as the median age increases.
 - 23 ▪ Employment in San Juan County is heavily affected by tourism, leading to large seasonal swings in
 - 24 unemployment and one third of workers employed in low wage jobs in the accommodation, food
 - 25 services, or retail trade fields.
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Healthy Community

1



A healthy community environment is one that is a healthy, successful place for people to live, work in, and visit. This is a fundamental core value in the Lopez Village Plan. Supporting health is a fundamental theme throughout the Plan. Its goals and policies will help guide the community in promoting a healthy environment.

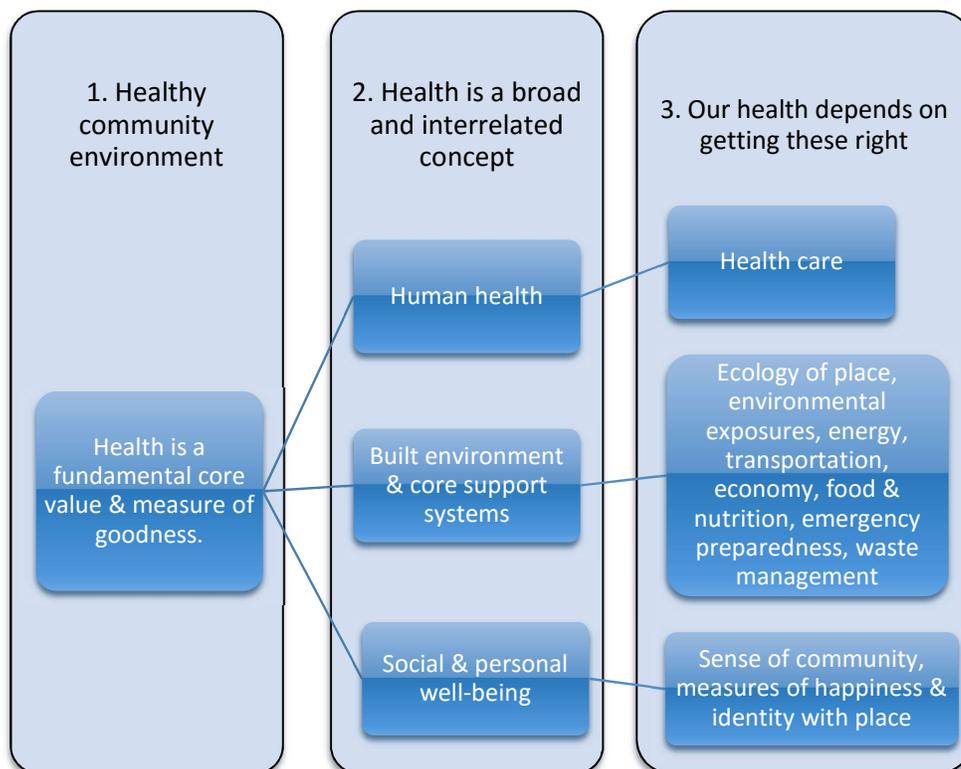
Building a healthy community requires a clear vision and commitment to attend to all of the factors that contribute to health. The Village's community

17

18 environment includes all that is external to an individual. This includes the air we breathe, the water we
 19 drink and use, the land and built structures that surround us including all of the natural as well as human-
 20 formed conditions and social determinants that influence the quality of our lives.

21
 22 A healthy Village depends on the intrinsic qualities of this wide community environment.

23



24

1 **Three Components of a Healthy Village**

2 **Human Health:** Health depends on supportive conditions in the overall community environment including
3 those fostering healthy living, provision of health care services, safety, and prevention from risks of health-
4 harmful impacts of chemical, physical, and biologic conditions.

5 **Community Environment and Support Systems:** Health is determined by the Village’s built environment
6 and its core support systems including the ecology of place, environmental exposures, energy,
7 transportation, economy, food and nutrition, emergency preparedness and waste management.

8 **Social and Personal Well-Being:** Health is related to the social fabric of the community, feelings of social
9 and individual well-being, community care, measures of happiness and identity with place. Our
10 community setting is the backdrop of our life. In the Village we see one another. Our public spaces support
11 our celebrations and enable us to enjoy lively, diverse, engaging times together. What people love about
12 the Village is derived from this highly personal interaction with its qualities of place. It can provide a
13 measure of idealism, pride and being hopeful about the future. Health intertwines quality of life and
14 qualities of the place.

15 The unmistakable link between health and the environment provides a succinct, meaningful and core goal
16 for developing the Village to be a truly healthy, sustaining place.

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GOALS AND POLICIES

BACKGROUND

The following goals and policies provide a framework for decision-makers and the community. They will guide development and other work that will help achieve the Lopez Village Subarea Plan vision and core values. They are consistent with the Growth Management Act planning goals.

The following goals reflect Village aspirations, and indicate the desired future. Their related policies express a commitment to a course of action and direction. The implementation plan outlines actions that may be taken to further implement the goals and policies.

HEALTHY COMMUNITY

Goal 1. Achieve a vital, healthy quality of life for all people.

Policy 1a. Support the creation of jobs, services, a natural and built environment, plans, and development that promote healthy and active living.

Policy 1b. Plan for the creation of a safe and accessible environment for everyone.

Goal 2. Support a full range of health and social services.

Policy 2a. Support the development, expansion, and retention of health and social service clinics and practices in the Village.

Policy 2b. Encourage San Juan County to locate Lopez services within the Village.

Policy 2c. Allow medical providers to maintain and build adequate emergency access and parking facilities, including helipad, dedicated parking and/or access for emergency vehicles.

Policy 2d. Ensure that critical medical and social services can expand to meet local needs.

Goal 3. Support people in all stages of life.

Policy 3a. Support a multigenerational and income diverse approach in planning and development.

Policy 3b. Support healthy aging in place by allowing a variety of housing, support services and recreation options that are accessible and affordable.

Policy 3c. Promote, and/or remove obstacles to cohousing or other nontraditional housing types.

Goal 4. Create a built environment that supports healthy living.

Policy 4a. Promote healthy village design guided by the following general principles:

1. Design the village to support walking and human scale.

2. Facilitate social interaction by creating well-designed formal and informal public and semi-public spaces.

- 1 3. *Make healthy choices easy by developing the Village to be safe and*
- 2 *enjoyable to access.*
- 3 4. *Encourage wayfinding, public art—and local design to orient people and*
- 4 *strengthen village identity.*
- 5 5. *Enhance and emphasize the natural and built environment as a source of*
- 6 *community identity, pride and social cohesion.*
- 7 6. *Embrace unique character by building on the Village’s unique assets and*
- 8 *integrate the natural system into design.*
- 9 7. *Ensure equitable access by accommodating persons with disabilities.*
- 10 8. *Recognize the economic value in developing healthy places.*

11 **Goal 5. Increase physical activity, community interactions, and recreational opportunities.**

- 12 *Policy 5a. Support design strategies such as mixed-use development, and active and*
- 13 *passive recreational opportunities such as parks, useable open spaces, and*
- 14 *plazas.*
- 15 *Policy 5b. Create a system of Village roads, convenient and accessible, pathways, bike*
- 16 *lanes and multi-use trails with appropriate streetscapes and human-scaled*
- 17 *design features.*
- 18 *Policy 5c. Maximize opportunities for social interaction.*
- 19 *Policy 5d. Make spaces attractive, inviting, and accessible to support a sense of place,*
- 20 *security and belonging.*
- 21 *Policy 5e. Promote the use of covered walkways, shelters, landscaping, appropriate*
- 22 *lighting and seating.*
- 23 *Policy 5f. Develop physical and visual access to open space, recreation, and natural*
- 24 *environments.*

25 **Goal 6. Develop a safe, convenient, walkable environment.**

- 26 *Policy 6a. Promote development of pedestrian friendly design qualities.*
- 27 *Policy 6b. Shape the built environment to promote pedestrian-scale design qualities critical*
- 28 *to a good walking environment by:*
- 29 1. *Make the Village a distinct, recognizable and memorable place.*
 - 30 2. *Provide visual definition to streets and other public spaces through the*
 - 31 *shape and form of buildings, walls, trees and other vertical elements.*
 - 32 3. *Encourage the size, texture and articulation of buildings and physical*
 - 33 *elements defining roads, sidewalks and public spaces appropriate to a*
 - 34 *human scale.*
 - 35 4. *Promote a high degree of visual connectivity with objects and activities for*
 - 36 *people moving along the edge of a street, including eye-level windows,*
 - 37 *welcoming building entrances, and views into courtyards or through*
 - 38 *building complexes.*

- 1 **Goal 12. Support good health, well-being and a sense of community.**
- 2 *Policy 12a. Facilitate social cohesion and social bonds between individuals and groups*
- 3 *through community improvement projects, civic engagement, and social*
- 4 *networking.*
- 5 *Policy 12b. Integrate the tourism sectors with the needs of daily life in the community by*
- 6 *focusing it on activities that support the natural qualities and culture of the*
- 7 *Village.*
- 8 *Policy 12c. Build on the Village identity, cultural practices, building styles, design elements,*
- 9 *and materials associated with Lopez Island.*
- 10 **Goal 13. Develop programs that improve livability and contribute to the health and happiness of**
- 11 **Lopez residents.**
- 12 *Policy 13a. Encourage ownership of the Village.*
- 13 *Policy 13b. Build programs inspired by Lopez Island’s history of community learning and*
- 14 *innovation.*
- 15 *Policy 13c. Conserve and incorporate local history.*
- 16 *Policy 13d. Promote activities that reflect Lopez Island’s tranquility and iconic/intrinsic*
- 17 *qualities of place.*

18

NATURAL SYSTEMS AND HABITAT

20

- 21 **Goal 1. Protect or improve water quality in Fisherman Bay through careful planning and**
- 22 **development.**
- 23 *Policy 1a. Establish baseline conditions for Fisherman Bay and meaningful water quality*
- 24 *standards.*
- 25 *Policy 1b. Work with public and private partners to develop and implement*
- 26 *monitoring protocols to assess the impact of climate change, and food*
- 27 *harvesting and recreational safety.*
- 28 *Policy 1c. Establish adaptive stormwater and sewer system standards based on*
- 29 *Fisherman Bay water quality monitoring data for waters entering*
- 30 *Fisherman Bay from points in the Village.*
- 31 **Goal 2. Establish, protect and enhance wildlife corridors connecting the Village with Fisherman Bay**
- 32 **and surrounding habitats.**
- 33 *Policy 2a. Establish wildlife corridors between Fisherman Bay, Weeks Wetland and other*
- 34 *wetlands, fields and forests surrounding the Village.*
- 35 *Policy 2b. Maintain corridor connectivity through the adoption of protection measures,*
- 36 *landscape guidelines, stormwater management techniques, and establishment*
- 37 *of conservation easements.*

38

39

- 1 **Goal 3. Sustain and enhance wildlife habitats and food supply for wildlife compatible with Village**
 2 **life.**
- 3 *Policy 3a. Establish a stormwater plan for the Village that prioritizes habitat creation by*
 4 *maintaining and developing open water stormwater features such as swales,*
 5 *rain gardens and unlined ponds, and improving stormwater and septic*
 6 *treatment.*
- 7 *Policy 3b. Increase wildlife habitat in the Village by:*
- 8 1. *Providing public education; and*
- 9 2. *Establishing landscape guidelines and regulations that include native*
 10 *species, nesting habitat, forage (fruit and seeds), and shelter from human*
 11 *activities.*
- 12 *Policy 3c. Establish dark sky lighting regulations to protect bats, migrating birds, nocturnal*
 13 *wildlife and human well-being.*
- 14 **Goal 4. Protect and enhance significant wetland habitat in the Lopez UGA.**
- 15 *Policy 4a. Collaborate with landowners and other partners to protect and enhance*
 16 *significant Village wetland habitats through land conservation and other*
 17 *methods.*
- 18 *Policy 4b. Establish stormwater, ground water use, and development standards that foster*
 19 *the protection and enhancement of wetland habitat.*
- 20 **Goal 5. Develop the Village and its infrastructure to adapt to changes in climate, precipitation**
 21 **patterns, tides, and storm events.**
- 22 *Policy 5a. Review the policies and adjust this plan based on the most recent projections of*
 23 *climate and sea level changes and improvements in technology at least every*
 24 *five years.*
- 25 *Policy 5b. Require that future infrastructure be built to withstand the latest FEMA*
 26 *projected changes in sea level and tides.*
- 27 *Policy 5c. Support and provide incentives for construction that reduces runoff during*
 28 *extreme precipitation events.*
- 29 *Policy 5d. Acquire public lands if needed to protect homes, infrastructure, and businesses*
 30 *from tidal inundation.*
- 31 **Goal 6. Highlight and celebrate the connection between Fisherman Bay and the Village.**
- 32 *Policy 6a. Create urban character that preserves and creates connections to Fisherman*
 33 *Bay and the San Juan Channel environments.*
- 34 *Policy 6b. Adopt design standards to orient development in a manner that will provide*
 35 *visual connections to the water.*
- 36 **Goal 7. Protect and enhance significant marine shoreline habitat in the Lopez UGA.**
- 37 *Policy 7a. Collaborate with landowners and other partners to protect and enhance Village*
 38 *shoreline habitats through land conservation, habitat restoration and other*
 39 *means.*

OPEN SPACE, NATURAL AND SCENIC RESOURCES

Goal 1. Develop, improve and maintain an integrated system of open spaces including parks, recreation and cultural activities, trails, gardens and landscaped areas that are safe, accessible to all population segments, functional, and expressive of and integral to the community identity.

Policy 1. Work with public and private partners to develop and maintain open spaces within the Village.

Goal 2. Connect accessible public and private open spaces with cultural and recreational facilities, Fisherman Bay, churches, shops, neighborhoods, marina and other significant places.

Policy 2. Develop an accessible Village trails plan that is inviting and includes walkways/trails and bicycle ways in a comprehensive network of non-motorized access throughout the Village and nearby areas.

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.

Policy 3. Create and connect an integrated habitat and open space system in the Village that relates to open spaces beyond the Village.

Goal 4. Use collaborative partnerships and other tools to ensure that open space areas and connecting corridors are protected.

Policy 4. Use direct acquisition or non-purchase options such as conservation easements, development standards and agreements, and transfer or purchase of development rights.

OPEN SPACE AND VIEWSHEDS

Goal 1. Preserve and enhance existing views and important open spaces.

Policy 1a. Preserve the water views in the Village including the view across Weeks Wetlands from the south end of Village Road.

Policy 1b. Preserve views to the wooded eastern ridge.

Policy 1c. Work with land owners to protect views and open space in the Village through land donation, acquisition, or exchange.

Policy 1d. Protect, frame and enhance important view sheds through the development of regulations and policies that support both the cozy nature and expansive character of the Village.

- 1 **Goal 2. Designate new public and privately accessible open space, and create new open spaces and**
 2 **corridors providing access to Fisherman Bay, San Juan Channel and the eastern ridge.**
- 3 *Policy 2a. Develop standards to require public and privately accessible open spaces in*
 4 *commercial and residential developments.*
- 5 *Policy 2b. Work with the community to establish access to and a viewpoint on the eastern*
 6 *ridge above the Village.*
- 7 **Goal 3. Encourage and support the use of citizen talents in the design and programming of publicly**
 8 **accessible open spaces, recreational and cultural facilities.**
- 9 *Policy 3a. Encourage the development of public art that expresses or interprets open*
 10 *space, natural resources and scenic vistas in the Village.*
- 11 **Goal 4. Create a wayfinding and identification system for parks and open spaces.**
- 12 *Policy 4a. Develop methods to identify parks, open spaces or trails where public access is*
 13 *allowed.*
- 14 *Policy 4b. Develop wayfinding materials and tools to guide individuals to parks, open space*
 15 *and trails throughout the Village.*
- 16 *Policy 4c. Incorporate strategies from the County’s Leave No Trace program in wayfinding*
 17 *and promotional materials.*

LAND USE

- 21
- 22 **Goal 1. Create separate commercial, institutional and residential land use designations.**
- 23 *Policy 1a. Create new land use designations and maps to establish a compact, easily*
 24 *identified, and mixed-use commercial core.*
- 25 *Policy 1b. Encourage the development of public services, art and cultural facilities which*
 26 *reflect the character of Lopez to serve residents and visitors.*
- 27 *Policy 1c. Use density bonuses and other incentives in the Village to meet the density*
 28 *requirements in the UGA and encourage the development of affordable housing.*
- 29 *Policy 1d. Allow more dense residential areas adjacent to the commercial core.*
- 30 *Policy 1e. Develop appropriate design and transitional requirements to buffer impacts*
 31 *between land uses.*
- 32 **Goal 2. Create an attractive and thriving mixed-use commercial core.**
- 33 *Policy 2a. Develop community driven design and site planning standards that support*
 34 *implementation of the Village vision statement.*
- 35 *Policy 2b. Allow zero lot line development.*
- 36 *Policy 2c. Establish a maximum size for residences within the commercial core.*
- 37 *Policy 2d. Develop commercial height standards that support the development of mixed-*
 38 *uses.*

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

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

5 *Policy 5b. Provide community education on lighting requirement.*

6 **Goal 6. Develop landscaping and sign regulations to protect and enhance Village character.**

7 *Policy 6a. Strengthen the visibility of the entrance to the commercial core, public parking,*
 8 *and open spaces through appropriate landscaping and signage regulations.*

9 *Policy 6b. Establish visible entry points to the commercial core.*

10 *Policy 6c. Develop signage regulations and gateway design guidelines to protect the*
 11 *character of the commercial core, residential areas and Fisherman Bay Road.*

12 **LANDSCAPING**
 13
 14

15 **Goal 1. Establish landscaping as an important, integrated component of the character and quality**
 16 **of the Village.**

17 *Policy 1a. Adopt a landscape plan for the commercial core and transportation corridors.*

18 *Policy 1b. Develop community-driven landscaping regulations, standards and guidelines*
 19 *that:*

- 20 1. *Improve aesthetics;*
- 21 2. *Enhance circulation routes and wayfinding;*
- 22 3. *Encourage the use of native plants, edibles and bee friendly plants;*
- 23 4. *Integrate natural stormwater solutions;*
- 24 5. *Include wildlife habitat, including shelter and forage;*
- 25 6. *Prohibit the use of cosmetic pesticides and herbicides;*
- 26 7. *Encourage removal of invasive species and noxious weeds;*
- 27 8. *Provide a framework for land use transitions, define land use edges and*
 28 *connections; and*
- 29 9. *Reflect Lopez Island's landscape features, such as hedgerows.*

30 *Policy 1c. Preserve existing significant trees and understory vegetation during new*
 31 *development to the fullest extent practical.*

32 *Policy 1d. Require landscaping that continues the tradition of planting shade canopy trees*
 33 *and integrating them into landscape habitats.*

34 *Policy 1e. Support the installation of and provide incentives for shade trees, green roofs,*
 35 *and other methods to reduce the negative environmental impacts of climate*
 36 *change.*

HOUSING

- 1
2
- 3 **Goal 1. Foster the construction of an adequate supply of permanently affordable, resource-**
4 **efficient housing for all economic segments of the community.**
- 5 *Policy 1a. Encourage the development of a range of housing opportunities at a range of*
6 *income levels.*
- 7 *Policy 1b. Provide for a variety of densities with a minimum density of four units per acre.*
- 8 *Policy 1c. Provide density bonuses to encourage development of permanently affordable*
9 *housing.*
- 10 *Policy 1d. Provide vehicular and pedestrian/bicycle connections from residences to work,*
11 *shops, service and recreation/entertainment destinations.*
- 12 **Goal 2. Encourage the preservation and maintenance of existing housing supply.**
- 13 *Policy 2. Encourage property owners to maintain the existing housing stock in good*
14 *condition.*
- 15 **Goal 3. Promote the development of a variety of sizes and types of housing in the Village to**
16 **accommodate all ages, abilities, and household sizes.**
- 17 *Policy 3a. Encourage the development of accessory and smaller sized dwellings.*
- 18 *Policy 3b. Provide opportunities to develop mixed-use, condominiums, apartments,*
19 *duplexes and townhouses.*
- 20 *Policy 3c. Use flexible zoning tools such as Planned Unit Developments and varying lot*
21 *sizes to promote site development flexibility and to preserve the natural*
22 *characteristics of the land.*
- 23 *Policy 3d. Allow home occupations and cottage enterprises with low impact to promote*
24 *affordability and economic development.*
- 25 *Policy 3e. Provide density bonuses for Planned Unit Development projects, provided 50*
26 *percent (50%) of the units are made permanently affordable through covenants*
27 *or other legal agreements.*
- 28 **Goal 4. Develop additional units of permanently affordable housing and long-term rental housing.**
- 29 *Policy 4a. Work with non-profits, federal and state agencies and the San Juan County*
30 *Housing Bank Commission and other partners to obtain funding for low-income*
31 *housing development.*
- 32 *Policy 4b. Encourage long-term leases of land within the Village for the creation of*
33 *permanently affordable housing.*
- 34 *Policy 4c. Support funding for the Housing Bank Commission.*
- 35 **Goal 5. Increase the ability of low-income residents to transition to home ownership.**
- 36 *Policy 5a. Develop and participate in SJC incentive programs that encourage private*
37 *partners to build permanently affordable homeownership for low wage earners.*
- 38 *Policy 5b. Encourage economic development activities that help low wage earners.*

- 1 **Goal 6. Ensure that residential development is compatible with the Village character.**
- 2 *Policy 6a. Maintain the character and scale of a small village by developing and*
- 3 *implementing design standards for roads, streetscapes, sidewalks, trails,*
- 4 *landscaping, night sky approved lighting and residential design.*
- 5 *Policy 6b. Recommend the use of common Lopez Village design features such as front*
- 6 *porches, pitched roofs, residential scale, etc.*
- 7 *Policy 6c. Include design standards that locate driveways and parking areas to minimize*
- 8 *the visual impact of large paved areas and the prominence of garage doors.*
- 9 *Policy 6d. Encourage the development of housing with pedestrian connectivity to the*
- 10 *Village.*
- 11 *Policy 6e. Clearly delineate public and private gathering spaces.*
- 12 *Policy 6f. Provide open green ways including water features, gardens and play fields*
- 13 *within and outside of residential developments.*
- 14 *Policy 6g. Develop incentives that encourage the above.*

TRANSPORTATION

- 18 **Goal 1. Provide for an efficient, safe, inclusive and accessible transportation network that**
- 19 **addresses vehicular and non-motorized travel individually, as well as their**
- 20 **interconnectivity, and improves access to and within the Village.**
- 21 *Policy 1a. Develop Village Road to provide safe non-motorized passage from Lopez*
- 22 *Road to Fisherman Bay Road, stormwater management and parking*
- 23 *improvements.*
- 24 *Policy 1b. Support the development of and appropriate location of electric vehicle charging*
- 25 *stations.*
- 26 *Policy 1c. Meet ADA access requirements in commercial and public project designs within*
- 27 *the County right-of-way.*
- 28 *Policy 1d. Support and consider private transit services during road improvement planning.*

CONNECTIVITY AND NON-MOTORIZED TRANSPORTATION

- 33 **Goal 1. Develop a complete non-motorized network plan for the Village to promote connectivity,**
- 34 **community health, and the development of safe walkways to important destinations.**
- 35 *Policy 1a. Work with local partners and property owners to further develop and implement*
- 36 *long-range non-motorized network plans within the Village and between the*
- 37 *Village and key destinations.*
- 38 *Policy 1b. Secure grant funding, in-kind services and donations and support public-private*
- 39 *partnerships needed to implement non-motorized network plans.*

- 1 **Goal 2. Create a pedestrian and bicycle friendly Village.**
- 2 *Policy 2a. Collaborate with local partners to develop trail connections.*
- 3 *Policy 2b. Acquire easements and rights-of-way necessary to implement continuous*
- 4 *bicycle and pedestrian paths and trails.*
- 5 *Policy 2c. Improve existing non-motorized pathways and require and/or create incentives*
- 6 *for new and existing development to improve connectivity within the Village*
- 7 *based upon non-motorized network plans.*
- 8 *Policy 2d. Encourage pedestrian and bicycle use within the Village by providing adequate*
- 9 *street furniture and facilities.*
- 10 *Policy 2e. Implement design standards that give preference to pervious, semi-pervious and*
- 11 *gravel paths as opposed to traditional sidewalks.*
- 12 *Policy 2f. Recommend the placement of signage and appropriate barriers to clearly*
- 13 *designate separate lanes in areas used by automobile, bicycle and foot traffic.*
- 14 *Policy 2g. Where sidewalks are necessary, recommend the installation of decorative*
- 15 *concrete and support the use of surfaces such as pervious pavement,*
- 16 *interlocking blocks and pavers.*
- 17 *Policy 2h. In the intersections of heavily trafficked areas, create highly visible, physically*
- 18 *identified crosswalks.*
- 19 **Goal 3. Develop trails that provide access to natural features with minimal disturbance to the**
- 20 **ecosystem.**
- 21 *Policy 3a. Ensure that trail widths are the minimum necessary for the intended user and*
- 22 *native vegetation surrounding the trails is retained.*

PARKING

- 23
- 24
- 25 **Goal 1. Limit or eliminate the need for additional commercial parking.**
- 26 *Policy 1a. Allow shared parking agreements and take advantage of existing parking to*
- 27 *reduce the development of new parking areas.*
- 28 *Policy 1b. Consider reducing parking requirements inside and outside of the commercial*
- 29 *core.*
- 30 *Policy 1c. Support transit services that connect Lopez Village to the ferry landing to reduce*
- 31 *parking needs.*
- 32 **Goal 2. Locate and size parking requirements to support users while enhancing the Village**
- 33 **experience.**
- 34 *Policy 2a. Cluster and connect the parking supply to provide a coherent and planned*
- 35 *parking system.*
- 36 *Policy 2b. Coordinate development of the Village's parking and overall storm drainage*
- 37 *plans.*

PARKS AND RECREATION

Goal 1. Include a variety of park and recreation grounds in the Village including the skate park, play facilities, green spaces for large community functions, small urban plazas and gathering places.

Policy 1a. Facilitate improvement and funding plans in existing Village park spaces that provide pedestrian and bicycle friendly spaces and encourage community gathering and use.

Policy 1b. Support grant applications by public space owners to fund relevant improvements.

Goal 2. Enhance the existing Village Park and other public places.

Policy 2a. Provide public space guidelines that include pedestrian and bicycle facilities, and native plants and water features.

Policy 2b. Encourage the use of art and musical features, and natural handcrafted materials.

Policy 2c. Encourage preservation of the natural environment and programs and public art that reflect this value.

Goal 3. Encourage the acquisition of additional public property.

Policy 3a. Work with San Juan County agencies and private land owners to acquire properties for views and public recreational use.

Policy 3b. Encourage conversion of privately owned common land space in the core to public park/use space with paths and benches.

Goal 4. Provide for the long-term maintenance of existing parks, recreational facilities and public land.

Policy 4a. Coordinate with public property owners including the County, the Lopez Chamber of Commerce and other local organizations to implement development and maintenance plans.

LIBRARY

Goal 1. Support the Lopez Library as a key cultural institution and gathering place.

Policy 1a. Include access to the library when planning trail networks and circulation.

Policy 1b. Allow the library to maintain and/or utilize adequate parking, such as shared offsite parking.

FIRE AND EMERGENCY MANAGEMENT SYSTEMS

Goal 1. Support Lopez Island Fire District #4

Policy 1a. Ensure adequate EMS and ambulance services are provided within the Village.

Policy 1b. Encourage the recruitment and training of volunteer Emergency Medical Technicians.

Policy 1c. Provide public access to telephones to facilitate 911 communications in the Village.

UTILITIES

Goal 1. Support Fisherman Bay Sewer District projects that encourage sustainability, and the provision of adequate services for the Village.

Policy 1a. Encourage environmentally and ecologically sound on-site composting and rain water and storm water re-use projects.

Policy 1b. Encourage well-maintained systems to collect and distribute treated sewage water from Fisherman Bay Sewage District.

Goal 2. Support water associations that operate in the UGA to encourage sustainability and the provision of adequate services for the Village.

Policy 2a. Support water conservation educational programs.

Policy 2b. Encourage rainwater collection and re-use.

Goal 3. Promote the availability of state of the art telecommunications technology.

Policy 3a. Assist OPALCO or other providers in responding to addressing public conditions that affect development of broadband operations and facilities in the Village.

Policy 3b. Require all telecommunications service, distribution and transmission lines to be placed underground in the Village.

Policy 3c. The visual impacts of all communication antennae shall be minimized.

Goal 4. Support energy efficiency and conservation and renewable energy use in the Village.

Policy 4a. Encourage the installation and use of alternative energy sources.

Policy 4b. Promote broad participation in energy efficiency and conservation programs by Village residents and businesses.

Policy 4c. Promote the development of energy conservation initiatives and education by coordinating with the SJC Conservation District, OPALCO and other energy conservation groups.

- 1 **Goal 5. Promote efficient solid waste management operations and programs that help waste**
 2 **reduction, reuse and recycling in the Village.**
- 3 *Policy 5a. Promote education about reduction, reuse, recycling, composting and collection*
 4 *programs and the e-Waste program in coordination with Lopez Solid Waste*
 5 *Disposal District, San Juan County and others.*
- 6 *Policy 5b. Promote the participation of businesses, organizations and households in*
 7 *hazardous waste collection.*
- 8 *Policy 5c. Promote the participation of businesses, organizations, and households in*
 9 *reducing waste.*
- 10 *Policy 5d. Promote the use of biodegradable plates and utensils and supply compost bins*
 11 *at commercial vendors and the Farmers Market and other community events.*
- 12 *Policy 5e. Support the longevity and stability of the Lopez Solid Waste Disposal District.*
 13

STORMWATER

- 16 **Goal 1. Protect water quality in Fisherman Bay.**
- 17 *Policy 1a. Require water quality treatment to protect Fisherman Bay.*
- 18 *Policy 1b. Promote continued water quality monitoring in Fisherman Bay.*
- 19 *Policy 1c. Use open water features such as wetland habitat, unfenced ponds, and*
 20 *swale/bio retention treatment within the Village.*
- 21 *Policy 1d. Support the use of Low Impact Development standards for projects and*
 22 *incentives that promote on-site infiltration and treatment, and reduce*
 23 *impervious surfaces.*
- 24 *Policy 1e. Consider community treatment facilities at the end of Lopez Road.*
- 25 **Goal 2. Coordinate with the SJC Public Works Department in the development of the Fisherman**
 26 **Bay Basin Plan and capital improvement plans for the basin and Village.**
- 27 *Policy 2a. Provide Village information and priorities to the County's Stormwater Utility*
 28 *consultants and the Public Works Department.*
- 29 *Policy 2b. Document and coordinate with Public Works to provide information on drainage*
 30 *events in the Village as this Subarea Plan is updated.*
- 31 **Goal 3. Create open water features in the Village.**
- 32 *Policy 3a. Invest in stormwater management facilities that incorporate new wetland*
 33 *habitat, unfenced ponds and bio filtration swales for primary treatment.*
- 34 *Policy 3b. Work with the Land Bank, Public Works Utility and other partners to purchase*
 35 *land for wetland habitat enhancement projects with stormwater management*
 36 *benefits.*
- 37 *Policy 3c. Acquire property or easements for the development of open water stormwater*
 38 *management features.*

- 1 *Policy 3d. Promote the development of rain gardens on public and private land.*
- 2 **Goal 4. Maximize the use of natural systems to manage stormwater.**
- 3 *Policy 4a. Minimize the use of piped solutions and ditch covering and limit ditch covering*
4 *to areas necessary to provide safe non-motorized pathways.*
- 5 *Policy 4b. Coordinate with local partners such as the SJC Conservation District to promote*
6 *education for and encourage the development of on-site stormwater*
7 *management.*
- 8 **Goal 5. Reduce impervious surface coverage in new development.**
- 9 *Policy 5a. Establish site development standards such as shared or clustered parking and*
10 *shared driveways that minimize the use of impervious surfaces.*
- 11 *Policy 5b. Promote the use of pervious pavements and on-site infiltration.*
- 12 **Goal 6. Retrofit ditches and ponds to increase water quality treatment, slow the velocity of**
13 **stormwater and reduce the amount of sediment and contaminants draining to Fisherman**
14 **Bay.**
- 15 *Policy 6a. Retrofit open ditches to improve stormwater treatment.*
- 16 *Policy 6b. Support acquisition of additional right-of-ways for additional stormwater*
17 *treatment.*
- 18 *Policy 6c. Support grant applications for projects to improve stormwater treatment and*
19 *water quality.*
- 20 **Goal 7. Address stormwater maintenance issues.**
- 21 *Policy 7a. Promote the development of and investment in a public maintenance program*
22 *for open water stormwater features such as rain gardens.*

ECONOMIC DEVELOPMENT

- 26 **Goal 1. Maintain the Village core as Lopez’s major retail, service and community center with a**
27 **walkable, rural village character.**
- 28 *Policy 1a. Ensure that the Village works for all businesses, services and users.*
- 29 *Policy 1b. Contain expanding commercial and service uses within the Village commercial*
30 *core.*
- 31 *Policy 1c. Plan infrastructure for accessibility, connectivity to the ferry and marina*
32 *services, circulation, stormwater management, water supplies, energy,*
33 *broadband, and manage solid waste in ways that promote the Village and the*
34 *development of sustainable businesses and services in the commercial core.*
- 35 *Policy 1d. Allow residential uses above or behind commercial enterprises within the*
36 *commercial core in ways that complement and are consistent with primary*
37 *commercial, service and public activities.*

- 1 *Policy 1e. Promote street-level accessibility to create a consistent visual experience of an*
 2 *active, compact commercial core area.*
- 3 **Goal 2. Foster a balanced, diversified, year-round local economy.**
- 4 *Policy 2a. Encourage diversity in the range of goods and services provided in the Village.*
- 5 *Policy 2b. Support the development of both new and traditional economic activities,*
 6 *including agriculture, maritime, recreation/tourism and creative activities.*
- 7 *Policy 2c. Support the interdependent qualities of the local economy through peer support*
 8 *groups and Buy Local campaigns.*
- 9 *Policy 2d. Support diversification of employment opportunities.*
- 10
- 11 **Goal 3. Enhance the Village’s existing clusters of economic activity including: A) retail and**
 12 **community services for Island residents and visitors, B) services supporting the Island’s**
 13 **new and traditional economic activities, C) local foods and products and D) the arts,**
 14 **cultural and community activities.**
- 15 *Policy 3a. Support and strengthen the business and service clusters by identifying gaps in*
 16 *small business needs, assessing the relationships between and among clusters,*
 17 *considering long-term goals and plans of existing activities and assessing how*
 18 *Village development and infrastructure changes can foster them.*
- 19 *Policy 3b. Foster the arts, cultural, and community activities and organizations as an*
 20 *important part of the Village’s economy.*
- 21 *Policy 3c. Support cultural and heritage resources that are attractive to both local*
 22 *residents and visitors.*
- 23 *Policy 3d. Develop connections, special/uniform signs and foster programs or systems that*
 24 *expand public art throughout the Village, and encourage design that supports*
 25 *multiple or mixed uses that combine art uses with other uses.*
- 26 *Policy 3e. Support local entrepreneurs and business incubation. Accommodate home-*
 27 *based businesses that are consistent with the character of adjoining properties*
 28 *and the Village’s overall environment.*
- 29 **Goal 4. Support the Village as a visitor destination by preserving and enhancing the authentic and**
 30 **unique qualities of our community.**
- 31 *Policy 4a. Preserve and enhance activities that rely on the area’s traditional enterprises of*
 32 *agriculture, maritime, recreation tourism and creativity.*
- 33 *Policy 4b. Support community and private efforts to improve visitor services.*
- 34 *Policy 4c. Provide for short-term lodging to serve tourists and strengthen the Village*
 35 *economy and encourage lodging developments to include indoor and outdoor*
 36 *community usable space.*
- 37 *Policy 4d. Promote a balance between businesses oriented to local residents and those*
 38 *oriented to visitors.*

- 1 **Goal 5. Affirm the high value of the Village’s natural setting, environmental qualities and rural**
 2 **character as the strength of its local economic base and activities.**
- 3 *Policy 5a. Reinforce the visual connections between the Village commercial and service*
 4 *activities and the surrounding natural and rural qualities of Lopez Island.*
- 5 *Policy 5b. Identify and conserve the natural qualities present in the Village and extend*
 6 *them through landscaping of sites, pathways and roadways.*
- 7 *Policy 5c. Cherish the views from Village to surroundings, preserve view corridors, identify*
 8 *the contents of selected views for visitors, and integrate some of the history of*
 9 *Village development with particular views or places*
- 10 **Goal 6. Encourage economic development that preserves natural resources and open space,**
 11 **protects environmental quality, and stewards and enhances our community’s quality of**
 12 **life.**
- 13 *Policy 6a. Implement standards for low impact development and use site design and*
 14 *landscaping to preserve natural qualities and to connect development with its*
 15 *surroundings.*
- 16 *Policy 6b. Promote development of ecotourism business opportunities.*
- 17 *Policy 6c. Promote experiential activities for visitors and residents.*
- 18 *Policy 6d. Build on the Weeks Wetland interpretive model, extend it to become an*
 19 *education and ecology discovery trail throughout the Village.*
- 20 **Goal 7. Strengthen the Village’s capacity to develop and reinforce the local economy.**
- 21 *Policy 7a. Support a Village economic development entity comprised of community and*
 22 *private efforts including the county’s Economic Development Council, the Lopez*
 23 *Chamber of Commerce, sustainability organizations and social /education*
 24 *services to plan, evaluate and implement local economic development initiatives*
 25 *such as educational workshops, development financing, market analysis,*
 26 *promotion, etc.*
- 27 *Policy 7b. Employ the sub-area plan and its ongoing evaluation processes to assess*
 28 *economic stability and trends.*

LOCAL GOVERNANCE FOR LAND USE AND PROJECT DESIGN

- 30
- 31 **Goal 1. Provide opportunities for local input on development permits, applications and planning**
 32 **projects proposed within and adjacent to the Village.**
- 33 *Policy 1a. Appoint a Lopez Village Planning and Review Committee whose role would be*
 34 *to make recommendations to the County on proposed development*
 35 *applications.*
- 36 *Policy 1b. Encourage pre-development meetings in the Village with the Lopez Village*
 37 *Planning and Review Committee prior to permit submittal.*

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APPENDIX A
Growth Management Act (GMA) Planning Goals

GMA PLANNING GOAL	DESCRIPTION
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Property Rights	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Permits	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Open Space and Recreation	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
Citizen Participation and Coordination	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Public Facilities and Services	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
Protect Shorelines	Minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

4

APPENDIX B

San Juan County Comprehensive Plan Section B, Element 2 Land Use Excerpt

2.3. A Growth Areas

Goal: To recognize and provide for areas of compact urban development which offer diverse employment opportunities, a variety of residential densities and housing types which will eventually achieve urban-level densities in most locations, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern that includes urban-level and uses and intensities of use. This portion of the Plan also provides that:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.
- All new development in growth areas should be connected to and served by public or private community water and sewage treatment systems. Long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the county so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area.

The Plan also provides the following about UGAs:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.
- On Lopez and Orcas Islands, new public schools and government administrative offices should be located within an Urban Growth Area (UGA), a Local Area of More Intense Rural Development (LAMIRD), or other area where adequate water supply and sewage disposal exist without new extensions of urban services.

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- New residential development in growth areas should include a full range of single and multi-family housing types. New areas added to a growth area should permit minimum densities of 4 units per acre in order to support efficient public services and provide a full range of affordable housing opportunities in the future.

- Open space design standards should be established to maintain the rural character at the borders of growth areas. Open space areas in the form of squares, green spaces, and parks within growth areas should be an integral part of these areas to provide settings for recreation and public gatherings, and to protect Critical Areas, scenic qualities, and historic features.

- The County should investigate storm drainage impacts of current and future development for each growth area, and develop additional design and building standards for land development projects, capital projects, and establishment of a utility, if appropriate, to control storm water runoff and associated impacts.

- Potential financing options include developer agreements, utility local improvement districts, grants, service area agreements and impact fees.

- Establish development standards for planned unit developments (PUD) in growth areas to more effectively accomplish the goals and policies of this Plan and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types and residential densities, and preservation of open space and natural features, as well as concurrency requirements to address impacts on transportation and other capital facilities and services.

APPENDIX C

Past Community Planning Efforts for Lopez Village

Village planning efforts go back decades. Extensive workshops and surveys were held that had the community imagine their desired future Village. Throughout these efforts, common themes emerged. This section provides an overview of community participation results from three prior planning efforts. These efforts and 2014 - 2015 public input represent the values of the Lopez community and provided the basis for Lopez Village vision, and goals and policies.

2002: A Vision for Lopez Village.

This report summarized sentiments about the formation of the Lopez Village UGA. During several meetings, the community emphasized the need to preserve the qualities of the village as a unique place. It identified a number of cherished values reflected in the Village character. These include:

- the human-scale of development;
- the quiet pace of life;
- a night that is dominated by the quiet and stars;
- an environment with an inherent sensitivity to the natural world;
- visual and spatial connections to the water, nearby farms and woodlands; and
- clear boundaries between Village uses and activities and the distinctly rural and natural areas around it.

The people's vision of the future Village is a place:

- where all people including those with modest incomes, working people, families, and older people can live simply and affordably;
- filled with places to work, retail activities and housing; and
- with a distinct Village core where automobiles are permitted yet will not interfere with pedestrian safety.

The community desires a Village that would retain a sense of history and preserve important historic buildings, spaces and traditions within its fabric. They wanted the Village to be a beautiful place with a scale of buildings and forms that relate to pedestrians and which create a sense of visual character consistent with its history and rural context. The scale of design, details, textures, patterns, materials and finishes and quality of craftsmanship should reflect work by people rather than by machines. Lopezians value independence and express diversity in their work, ideas and lifestyle. These values should be reflected in the future character of the Village. Lopez Island is envisioned as a place where Villagers feel at home and safe, and a place where visitors respect the people and the character of the place.

2003 Lopez Village design workshop facilitated by Randall Arendt

The design workshop results reiterated many of the community's values expressed in previous planning efforts. They supported 2002 planning efforts that illustrated planning principles and recommendations for guiding Village development. Suggested residential and commercial design principles were drawn from Arendt's publications. These included aspirations to:

- maintain/develop traditional street lines with buildings close to and lining streets;
- locate parking to the rear and sides;
- plant shade trees at regular intervals to achieve a sense of place and offset the impact of paved areas; and
- continue to provide pedestrian circulation via footpaths and sidewalks.

1 Suggestions were also made to:

- 2
- 3 ▪ achieve a greater density of building forms by encouraging slightly higher buildings;
- 4 ▪ allow a mixtures of uses and residential building types appropriate for achieving the
- 5 desired Village character;
- 6 ▪ preserve vistas from the public thoroughfares to the water; and
- 7 ▪ develop a natural village-appropriate stormwater system.
- 8

9 **2011 Emerging Directions for the Village**

10
11 A document titled *Emerging Directions for the Village* was prepared by the ad-hoc Lopez Village Planning
12 Review Committee in March 2011. It summarized in great detail the results of three community
13 workshops and a 2010 plenary session along with contributions by several University of Washington
14 student teams. These results highlighted the following themes.

15 16 Transportation: Mobility and Accessibility

17
18 A strong sentiment was that the future of the Village is inextricably linked to transportation and mobility.
19 Lopezians want a multi-modal transportation network including vehicular, bicycle, pedestrian, air and
20 marine linkages. The network should be a viable, integrated, safe and well-functioning system that
21 accounts for and balances economic, environmental and community/cultural objectives and visions.

22 23 A Walkable Village

24
25 A resounding desire from past public participation was that Village development plans and regulations
26 should create a pedestrian-friendly environment. The image of this environment was a distinct and
27 pleasant place containing unified public and private spaces that retain a valued part of the Island's identity.
28 The community wanted plans and regulations to create a place that invites and supports pedestrian and
29 bicycle movement as a primary means for getting around, over the car. Pedestrian connections throughout
30 the Village and to important locations outside of the Village were desired to create a coherent public
31 system including designated parking areas. The community suggested that the transportation system
32 should be a primary element in creating their overall image of the Village.

33 34 Village-Appropriate Parking

35
36 Parking is a necessary function to support users and residents of the Village. The community desires that
37 the amount and location of parking be appropriately sized and not overwhelm or denigrate the experience
38 of the Village as a connected, integrally functioning place of commerce and public use.

39
40 According to the community, existing private lot and on-street parking is probably sufficient in sheer
41 numbers for projected commercial growth over the next 20 years. However, because the present supply
42 is not necessarily where new development will occur, some new parking may be necessary. When new
43 development requires parking, the community would like design standards that reflect their preference for
44 locating parking behind street front defined buildings. Interest was also expressed in allowing new
45 development to take advantage of existing parking through shared parking allowances. Where possible,
46 shared parking lots should be encouraged.

47 48 49 Clustered Parking Supply

1 The creation of mobility and circulation planning to cluster and connect the parking supply was envisioned.
2 The result would be a coherent system connecting select roadways designed for major vehicular use and
3 the pedestrian walkway system.
4

5 Two parking Zones: Commercial And Residential

6

7 Future residential developments will require on-site parking. In most cases, this is expected to require a
8 minimum of one space per unit. Interest was expressed in alleviating this need through the use of flex-car
9 programs and other alternatives that would help to reduce the need for future private parking spaces
10

11 Based upon the need for on-site parking in residential developments, the community suggested that
12 residential development should be encouraged to occur outside of the immediate core of the Village. They
13 pictured commercial uses developed within the Village core with ancillary residential units and major areas
14 of residential development located on the outside edges of the commercial core.
15

16 Advantages of Fisherman Bay and the Village Ecology

17

18 The quality of Fisherman Bay and the Village are inextricably connected. Islanders want the Bay to be a
19 primary determinant for planning Village growth and development because it is a primary ecological
20 determinant of the Village. It shapes the form and topographical conditions of the Village. The Bay
21 provides spectacular, meaningful views, serves as the catchment area for the Village's drainage. It also
22 supports a good deal of the Island's commercial and tourist activity including boating and fishing. It is the
23 epitome of the Island's treasured context of land and water.
24

25 Water Planning and Management

26

27 Water management is a critical planning component. Factors affecting Fisherman Bay such as freshwater
28 input and occasional storm surge flushing and stormwater management will affect future water quality
29 and quantity. Lopezians want to maintain and improve the health of Fisherman Bay, associated wetlands,
30 waterways, and land/water interfaces. Consequently, planning for climate adaptation and critical
31 infrastructure including storm sewers, roadway integrity, water levels, and storm wave impacts are
32 necessary and integral parts of the Village Plan.
33

34 Village Drainage and Natural Landscape Systems

35

36 Of great importance were the inherent, ecological connections between the natural landscape and the
37 Village drainage system. People want to minimize the creation of impervious urban surfaces and retain
38 greater amounts of vegetation in the Village. Some of the significant open space in the Village is associated
39 with stormwater drainage patterns including the wetlands to the south and the watercourses in and near
40 the public areas of the Farmers Market and Center for the Community and Arts. It was recommended that
41 the existing natural system be expanded to strengthen support of ecological functions, and the unique
42 character and image of the Village environment.
43

44 Stormwater Planning

45

46 Protection of Fisherman Bay and downstream marine waters from the detrimental effects of current and
47 future development within the UGA is of high concern. Protection of the downstream environment will
48 require both individual and combined solutions. The community wants to use open stormwater features
49 for treatment, habitat, public education and enjoyment; these could include swales, ponds and wetlands.
50 Ditches should remain open, balanced against future parking, pedestrian safety and access needs. Open

1 ditches, swales, wetlands and covered culverts are desired in the Village's stormwater plan. Attractive and
2 inexpensive open watercourses are desired as an integral part of the natural ecology. Alternatively,
3 covering the waterways or diverting the watercourses is desired to provide access ways or increased
4 roadside parking when necessary.

5
6 Basin planning was viewed as an essential element of new stormwater plans because it would be more
7 effective than a Village only plan. In addition, because the focus in the UGA is on increased density,
8 individual lot solutions to runoff problems are often not practical.

9
10 The community wanted plans identifying where suitable stormwater management approaches were most
11 appropriate. A number of considerations including ecology, hydrology, historic precedents, aesthetics and
12 view, functional demands of accessibility such as pathways and parking, etc. were recommended for
13 determining the appropriate approach.

14 15 Low Impact Development

16
17 Low impact development standards for future development were supported, balanced against other goals
18 of increased density and affordability. Low impact development was supported for new construction in
19 Lopez Village to sustain a livable ecology and as a strategy for supporting the economic survival of Lopez
20 Village.

21 22 Village Built Environment

23
24 Over the years, the Village steadily developed a core area filled with commercial, residential and public
25 uses. Some strategically-important development decisions concerned the preservation of publically-used
26 open spaces, the historic Lopez Library, the Center for the Community and the Arts, Family Resource
27 Center, the creation of the Hamlet and LoHo housing complexes, and several commercial building
28 complexes, tourism facilities and the Market.

29 30 Two Types of Development

31
32 The original Village UGA plan designation is Village Commercial. This district allows a general mix of
33 commercial, residential, community and public uses. Further distinction in land use districts is desired.
34 The community's emerging vision is for a commercial, mixed-use core surrounded by a residential zone
35 connected both to the core and beyond to the more rural development patterns.

36 37 Commercial Core Made Up of Two Related Areas

38
39 Previous development patterns and recent development have begun to gently shape the Village into
40 roughly two commercial areas, each with its own needs and character. One, located along Weeks Road
41 and associated with the new Market, is becoming the automobile-oriented space. The other includes the
42 former market site on Village Road and surrounding uses. This area is emerging as a more quiet-paced
43 commercial environment. Lopezians want development standards that reinforce the character, nature and
44 functional demands of each area. In both areas, it is clear that reinforcing pedestrian walkability would
45 help people to use and enjoy the Village as a whole.

46 47 Distinct Mixed Use and Residential Areas

48
49 Islanders wanted appropriate commercial development where lots have substantial abutment or
50 connection to a County road. It was suggested that such lots be designated as a commercial district. Other

1 lots could be designated for residential development districts. People were favored the allowance of mixed
2 live/work developments, etc. in the commercial core.

3
4 Common development standards for commercial developments were also supported. It was suggested
5 that each commercial area could have some common development types and patterns. In general, the
6 community wished to have standards and regulations that encourage commercial development designers
7 to make the most of proposed sites.

8
9 Housing mixed with commercial development was considered to be appropriate throughout the Village,
10 although developments that are primarily residential would be best situated surrounding the present
11 commercial core rather than in the core itself. Residential use areas should allow for cottage industries.

12 13 Traditional Village Experience: Density, Design and Mix of Uses

14
15 The character of the built environment should be derived from logical and relevant building practices that
16 will sustain and support the quality of Fisherman Bay. The Village has some excellent examples. There is
17 a general commitment to finding new and appropriate ways to develop and compliment the environment.

18
19 In the Village commercial area, zero lot line development that brings buildings near the street and
20 pedestrian pathways would be appropriate. Buildings that line the street as in traditional town
21 development patterns would support walkability and a coherent Village experience. If new parking spaces
22 are absolutely necessary (except for disabled parking), they are recommended to be tucked away behind
23 buildings.

24
25 The urban form of the Village can be intensified because there is room for greater density of development
26 along the adequately sized road system. The adoption of building height regulations allowing heights of
27 35 feet was encouraged. Pitched roof forms at this height were encouraged but should not be required.

28
29 Views are an important Village quality. Where possible, view corridors should be preserved and enhanced.
30 Allowances for greater building height needs to account for preserving existing view sheds.

31 32 Design Standards: Lighting, Signage, and Transparency

33
34 The much-treasured night sky conditions are part of the draw and quality of the Village. The dark-sky is an
35 amenity that people would like preserved with minimal lighting.

36
37 Adequate signage in and around the Village was desired to support the visitor unfamiliar with the
38 community. Signage that does not create sensory overload for resident or visitor alike is required. Some
39 uniformity was considered useful, wholesale uniformity was not.

40
41 Consideration of transparency for pedestrians was also deemed important. Promotion of aesthetics that
42 contribute to a pleasing pedestrian experience including views of attractive scenery, avoiding blank walls,
43 pedestrian-scaled elements such as signage, lighting, landscaping, sun, and rain-protection devices, public
44 art, and safe auto/pedestrian junctures.

APPENDIX D

Other Subarea and Functional Plans

- 2002 Personal Wireless Facilities Subarea Plan
- 2002 Shoreline Master Program (Section B, Element 3)
- 2016 San Juan County Parks, Trails and Natural Areas Plan
- 2014 San Juan County Stormwater Basin Planning Volume 1 County Overview
- 2014 San Juan County Stormwater Basin Planning Volume II
- 2008 Fisherman Bay Water Association Capital Improvement Program
- 2008 Addendum 1 Incorporating Portions of the Fisherman Bay Sewer District's Wastewater System Master Plan (Exhibit 1, Appendix 7)
- 2006 Fisherman Bay Water System Plan
- 2005 Water System Analysis, HDR/EES
- 2004 Long Range Drainage Plan Proposal for the Lopez Village Urban Growth Area, PWD and Hart Pacific Engineering
- 2004 Lopez Village Infrastructure Circulation and Wastewater Analysis (Transportation only – the water analysis was superceded)
- 2003 Fisherman Bay Sewer District WWTP Improvement: Addendum to 1994 Engineering Report
- 2003 Groundwater Model Report, Pacific Groundwater Group
- 2002 A Report on Water Issues on Lopez Isand, Washington, Ronald Mayo, P.E.
- 2002 The Lopez Village Saltwater Intrusion Model Report, Ronald Mayo, P.E.
- 2003 Lopez Village Water Supply Report and Recommendations and Abbreviated Coordinated Water System Plan
- 2005 San Juan County Lopez Village Water System Analysis, HDR
- 2003 Lopez Village Groundwater Model Report. Prepared for SJC Department of Health Services
- 2002 Estimates of Ground-Water Recharge from Precipitation to Glacial-Deposit and Bedrock Aquifers on Lopez, San Juan, Orcas, and Shaw Islands, San Juan County, Washington, U.S. Geological Survey, Water-Resources Investigations Report 02-4114.

Other Important Local Plans and Reports

Other plans and reports about Lopez Island that were considered include:

- 2014 Lopez Island Trails Plan, Lopez Community Trails Network
- 2012 Lopez Island 2025: Sustainable Transformations for Resilience, Monterey Institute of International Studies
- 2011 Draft Housing Action Plan: Housing Solutions for San Juan Communities
- 2010 Coordinated Human Services Transportation Plan
- 2009 LCLT "Land, Water, Energy, Resource Use A Systems Approach: Understanding Our Fourth Affordable Housing Development,"
- 2003 Randall Arendt Report

APPENDIX E
Additional Lopez Village Population Projections

Table X. Lopez Village UGA GMA Population Forecast 2016-2040: Low Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2099	2067	2033	1991	1982	1943
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	146	143	141	138	137	135
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: Medium Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	170	174	178	180	181	183
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2,960	3,181	3,398	3,606	3,645	3,807
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: Medium Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (x1.55 percent per year).	137	150	159	171	182	196	212	229	233	247
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	7.40%	7.82%	8.28%	8.80%	8.91%	9.38%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

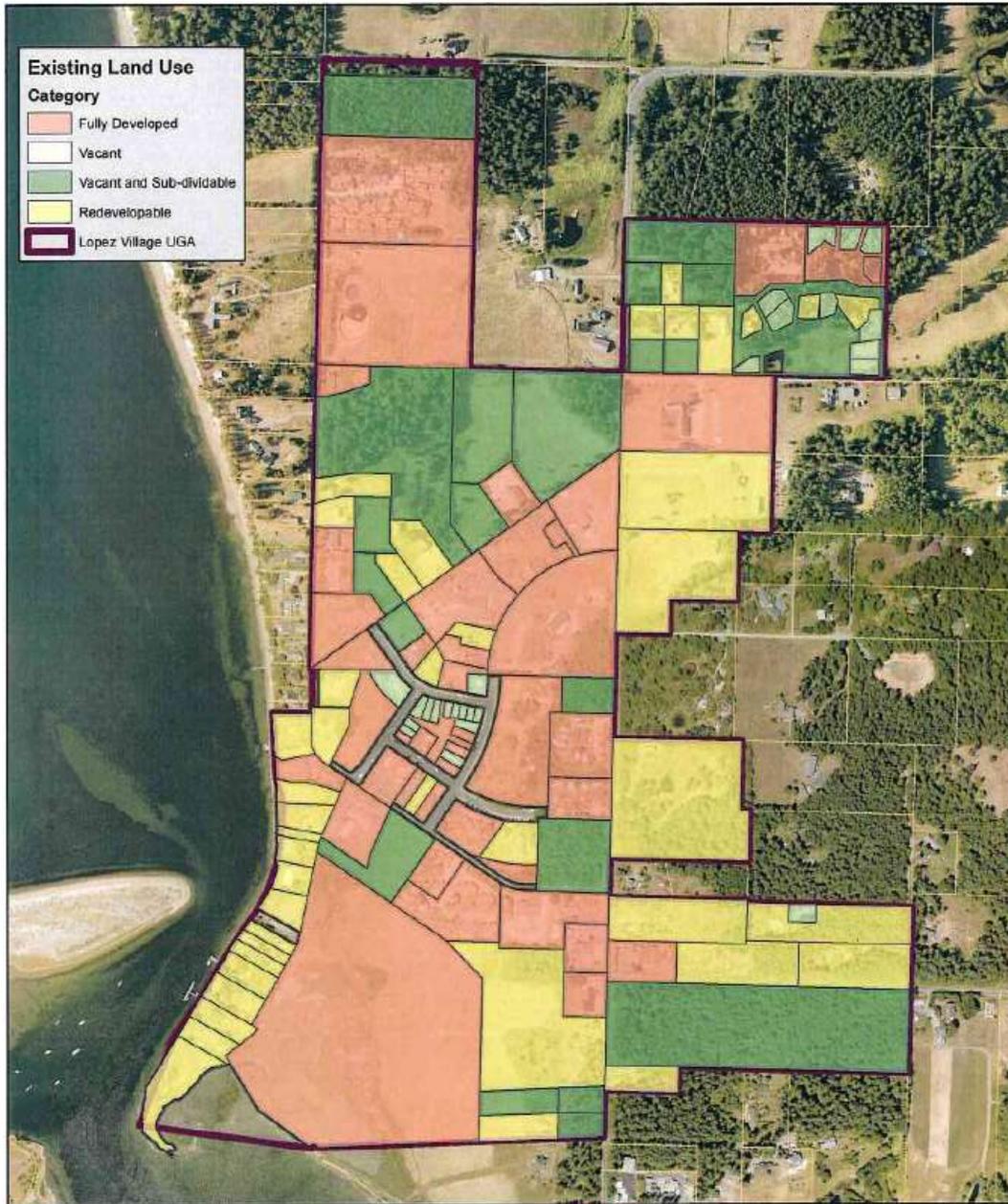
Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2,960	3,181	3,398	3,606	3,645	3,807
Lopez Village UGA (x1.55 percent per year).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

APPENDIX F

Land Capacity Analysis

EXISTING

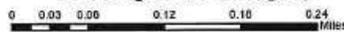


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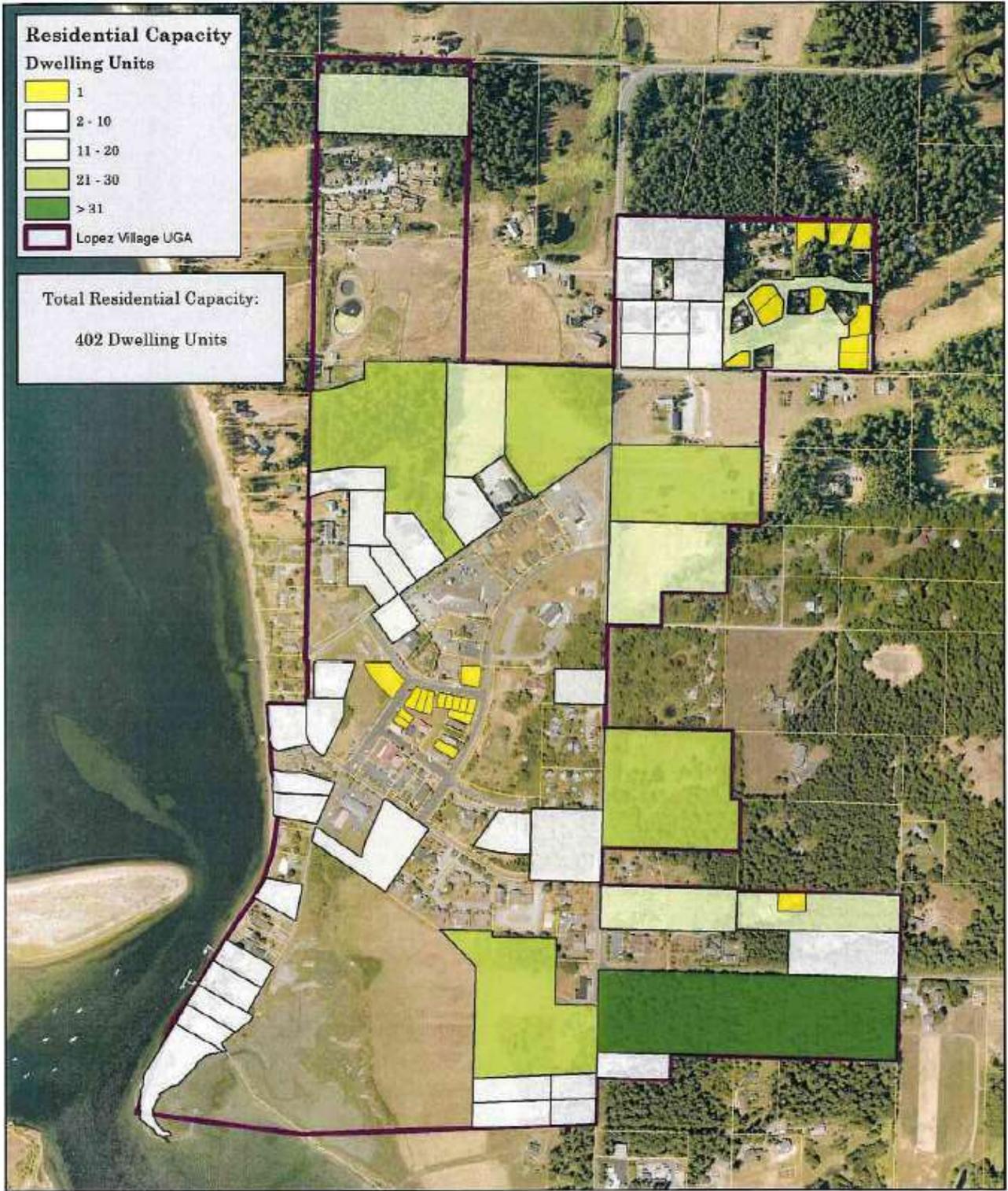
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San Juan County - Lopez Village Land Use Development Category



Map Prepared
7/10/2018





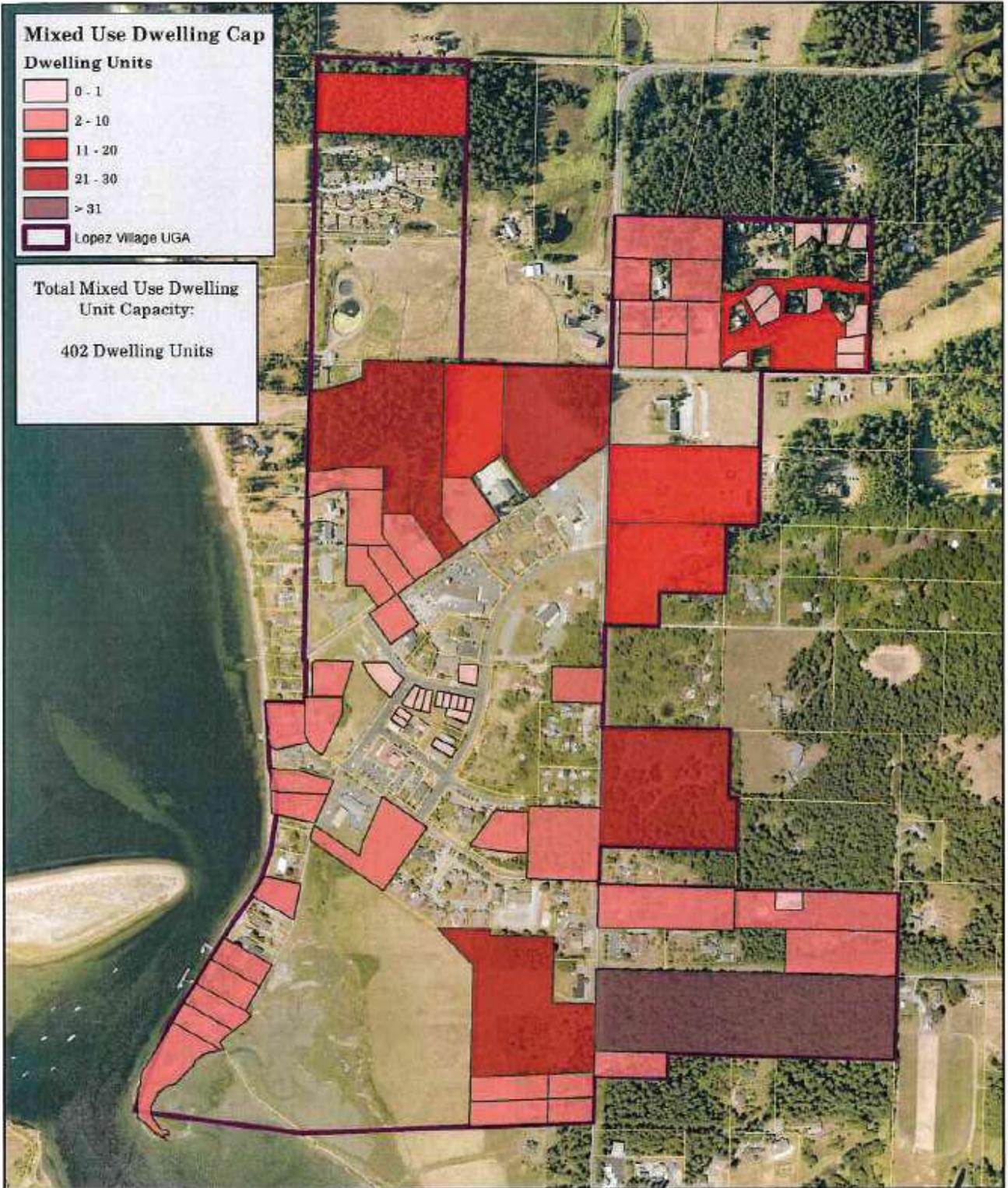
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DRAFT
San Juan County - Lopez Village Land Use
Existing Dwelling Unit Capacity



Map Prepared:
 7/10/2018





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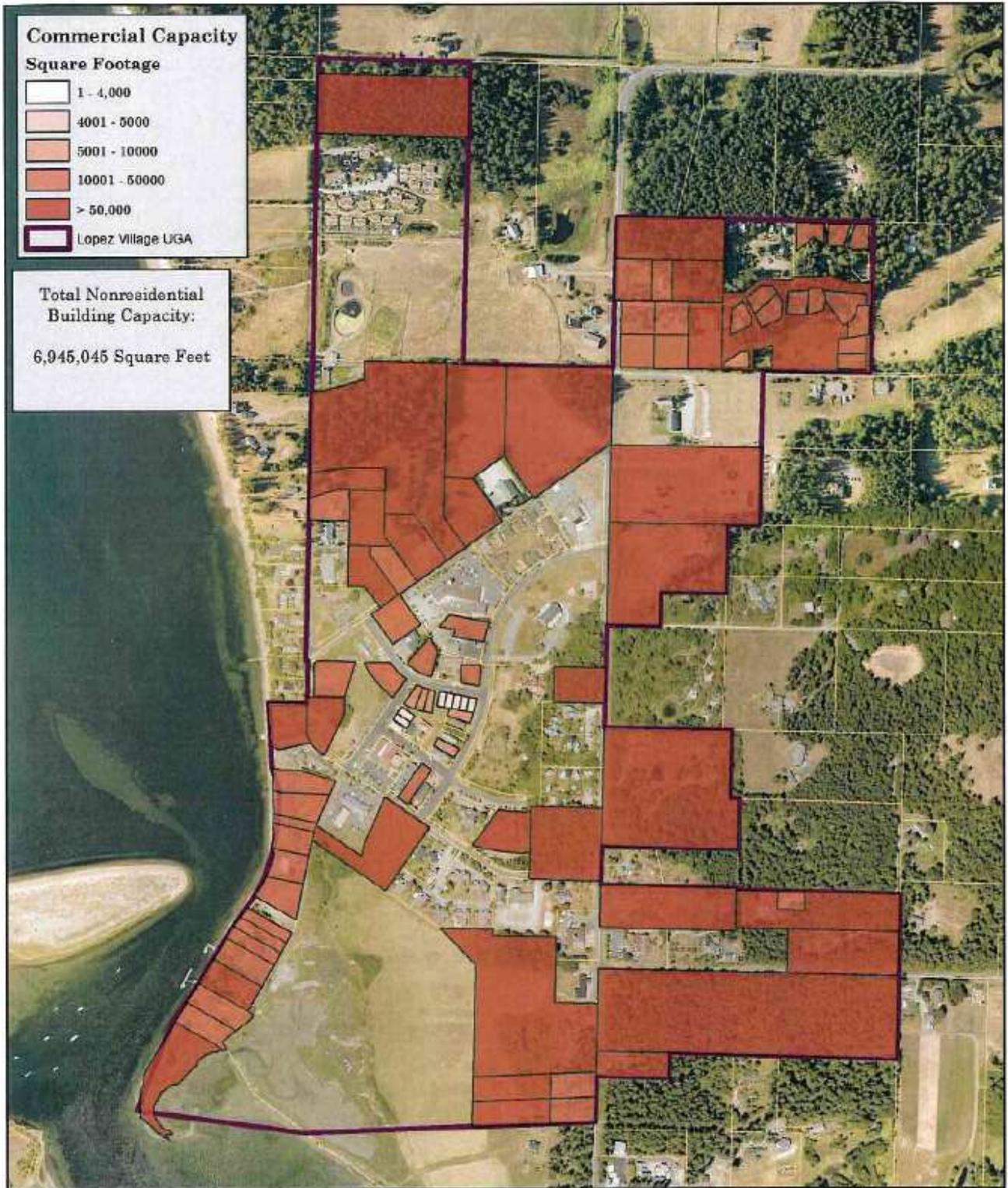
San Juan County - Lopez Village Land Use Existing Mixed Use Dwelling Unit Cap.

0 0.03 0.06 0.12 0.18 0.24 Miles



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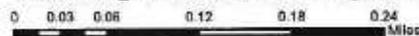




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San Juan County - Lopez Village Land Use Existing Commercial Capacity



Map Prepared: 7/10/2018



LCA Parcels Lopez Village Existing Land Use Shapefile

Path: N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-17-0001 Comp_Plan\Public Record\Land Capacity\Land Capacity Analysis\2017 Data

GIS Notes and Assumptions

BLV: Bldg Value/Land Value

Net Area: Parcel area - critical areas and buffers in square feet

Density Ratio: Legal Acre/ Density

Category:

- 0- Fully Developed - BLV >1 and Density Ratio <2, or PCU
- 1- Partially Used - Not applicable in LUGA
- 2- Vacant, not sub dividable, Bldg Value less than 25,000 and Density Ratio <2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.
- 3- Vacant, sub dividable, Bldg Value less than 25,000 and Density Ratio >2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.
- 4- Redevelopable, BLV <1 or Use code 1100-1128

Type:

R -Residential

CI- Commercial/Industrial MU - Mixed Use

PCU· Public, Conservation, Utility lands - no further development potential

DenseRatio

Density ratio is the number of dwelling units allowed under the t;1llowed density designation.

DenseRatio =Legal acre/ 0.25

BuildCap:

Commercial or non-residential capacity in building square feet = legal lot area* 43560* .65 (lot coverage)* 2.5 (stories). Assuming that a commercial development cannot build in critical areas or buffers, but that those critical areas will be located in the 35% of the site that is not allowed to be built on.

ExDwell: Number of existing dwellings on the parcel. Based on use code 1100.

OwellCap: Total residential capacity in dwelling units. DwellCap = Density Ratio on Category 2, 3 or 4 properties where density ratio >2. Category 2, 3, or 4 with density ratio< 2 assigned 1 dwelling unit. Assuming that flexible lot layout regulations will allow max residential development regardless of critical areas. In order to determine additional capacity,one needs to subtract existing dwellings on the site. DwellCap is the capacity without considering existing development on-site.

MUDwellCap: Dwelling unit capacity in LUGA (All Mixed Use) designation as follows: MUDwell Cap = DwellCap - ExDWell

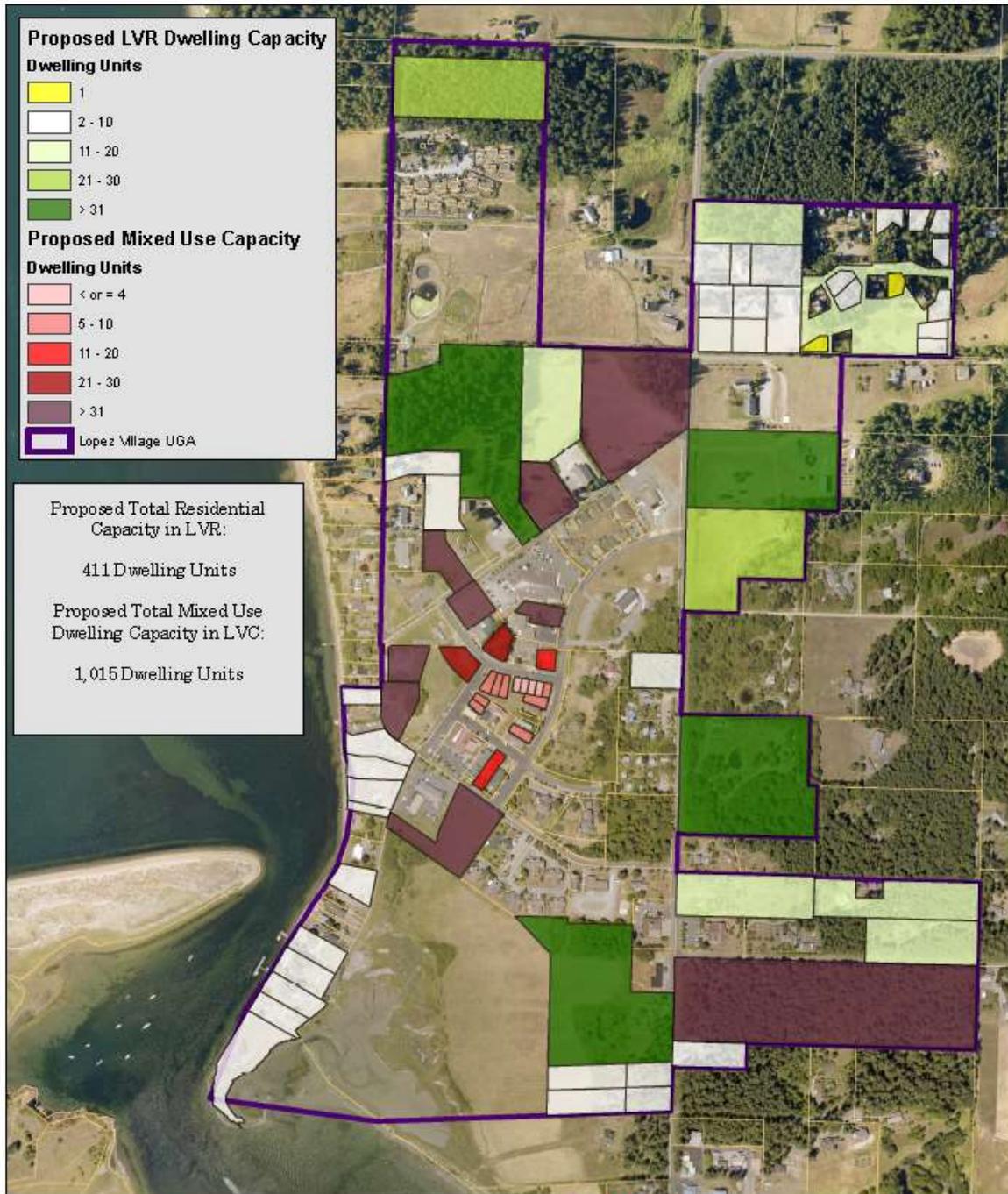
MUCap: Non-residential building capacity (square feet) in LUGA (All Mixed Use) assuming retail/commercial development in all building areas not necessary to meet max dwelling units at 4 dwelling units per acres and 1,000 square feet per dwelling unit for all Category 2, 3 or 4 properties.

MUCap = BuildCap • (MUDwellcap*1000). Assume no non-residential development on Category 1 properties.

Existing Land Use Designations

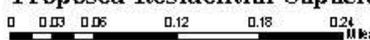
											2036 Lopez Population		2936
											April 1, 2016 Population		2466
											Additional Population 2016-2036		470
Gross		Market Factor Reductions					Net						
Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	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



DRAFT

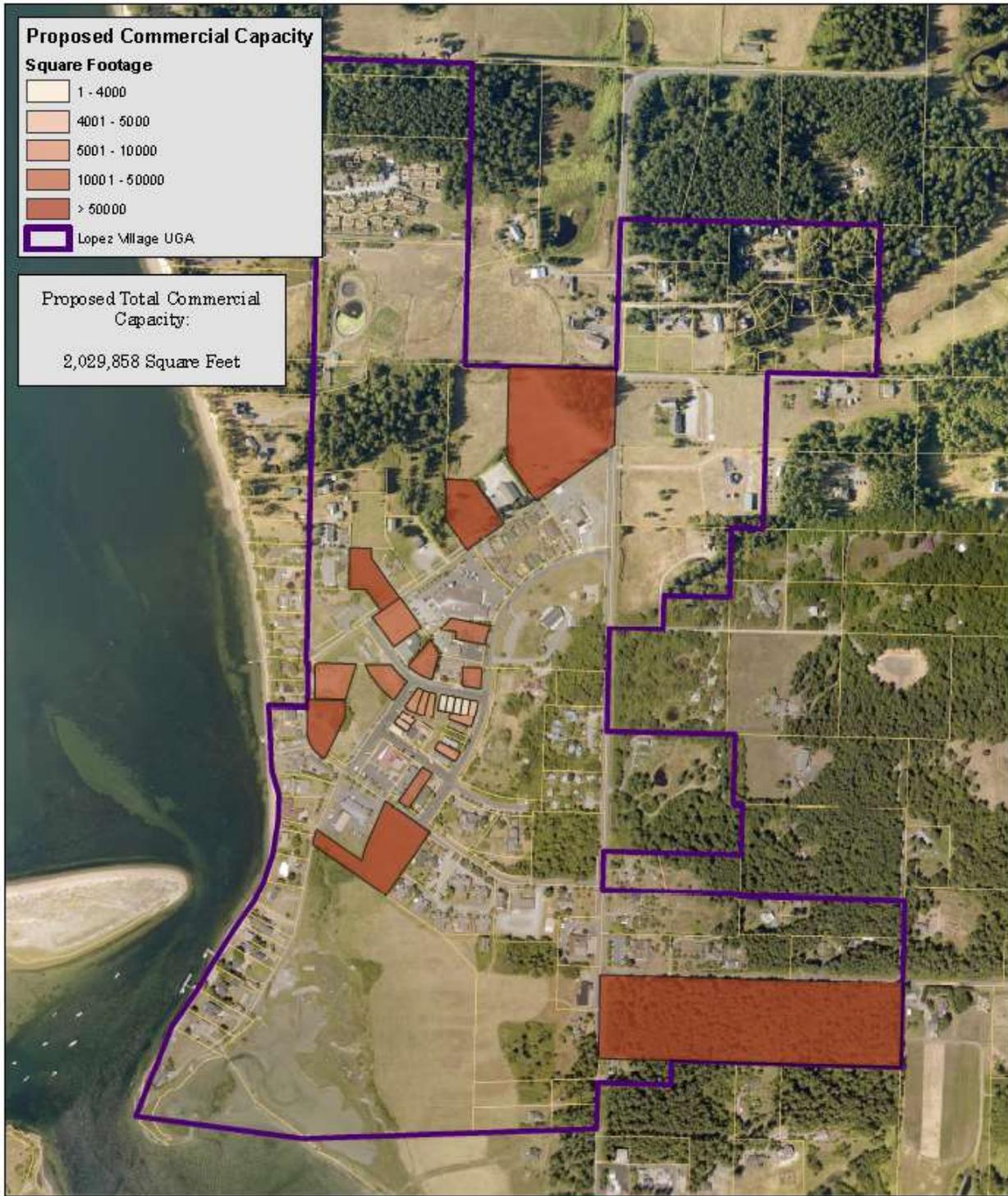
**San Juan County - Lopez Village Land Use
Proposed Residential Capacity**



Map Prepared:
7/10/2018



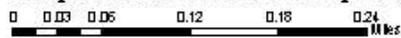
This map derived from San Juan County's Geographic Information System (GIS), is a computer-generated map and is not guaranteed to be 100% accurate. The information represented on this map is subject to change.



The map data was from San Juan County's Geographic Information System (GIS), a source of information that is not guaranteed to be accurate. The information presented on this map is subject to change.

DRAFT

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



Map Prepared
7/10/2018



LCA Parcels Lopez Village Proposed Land Use Shapefile

Path: N:\Land Use\Long Range Projects\PCOMPL-17-0001 Comp_Plan\Public Record\Land Capacity\Land Capacity Analysis\2017 Data

GIS Calculation Notes and Assumptions

BLV: Bldg_Value/Land_Value **Net Area:** Parcel area – critical areas and buffers in square feet

Density Ratio: Legal_Acre/Density LVR Density = .1667 or 6 units per acre

Category:

0 – Fully Developed – PCU, or BLDG_Value \geq 25,000 and Density Ratio $<$ 2 and Land use designation = LVR, or BLV $>$ 1 and density ratio $<$ 2 and land use designation = LVC

1 – Partially Used – BLV $>$ 1 and Density Ratio \geq 2

2- Vacant, not sub dividable, Bldg_Value $<$ 25,000 and Density Ratio $<$ 2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.

3- Vacant, sub dividable, Bldg_Value $<$ 25,000 and Density Ratio \geq 2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value; or Bldg_Value $<$ 25,000 and land use designation = LVC

4- Redevelopable, BLV $<$ 1 and land use designation = LVC; or BLV $<$ 1 and land use designation = LVR and density ratio \geq 2

Type:

R -Residential

CI- Commercial/Industrial

MU – Mixed Use

PCU- Public, Conservation, Utility lands – no further development potential

BuildCap:

Commercial or non-residential capacity in building square feet for LVC properties (Category 2, 3 or 4). BuildCap = legal_ acre*.65 (lot coverage)*43560*3 (stories). For Category 1 properties, BuildCap= legal_ acre*.65 (lot coverage)*43560*3 (stories) – TotalBuild (Existing building square feet). Fully developed properties have no building capacity.

Assuming that a commercial development cannot build in critical areas or buffers, but those areas will be in the 35% not covered by impervious surfaces.

ExDwell: Number of existing dwellings on the parcel. Based on use code 1100.

DwellCap: Total residential capacity of LVR designated parcels in dwelling units.

LVR parcels. For Category 2, 3 and 4 properties DwellCap= Density Ratio. For Category 1 properties, DwellCap= DenseRatio-ExDwell. Assuming that flexible lot layout regulations will allow max residential development regardless of critical areas. In order to determine additional capacity, one needs to subtract existing dwellings on the site.

LVC parcels. For Category 2, 3 and 4 properties DwellCap= BuildingCap/1000. LVC allows multi-family. Assume 1,000 square foot unit size.

MUCap: Commercial/retail building capacity in square feet for LVC designated properties assuming that LVC will be developed with both residential and commercial. MUCap= Buildcap*0.50

MUDwell: Dwelling unit capacity for LVC designated properties assuming that LVC will be developed with both residential and commercial. Dwelling unit assumed at 1,000 square feet. MUDwell = (Buildcap*0.50)/1000.

Proposed Land Use Designations										2036 Lopez Population		2936	
										April 1, 2016 Population		2466	
	Gross		Market Factor Reductions				Net			Additional Population 2016-2036			470
	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)	Population Capacity (2.04 persons per household)	Capacity Excess/ (Shortfall)	50% for sizing UGA Capacity	
Scenario A - LVC develops with 100% commercial													
Lopez Village Commercial	0	2,029,859	101,493	507465		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	

Lopez Village LCA
Block A Addendum

Capacity Difference	65%		65%		100%		100%		Gross Change		Factors			Building SF Subtotal Reductions	Dwelling Unit Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)
	Building SF	Dwelling Units	Building SF Use Factor (5%)	Public Dwelling Use Factor (5%)	Public Building SF Market Factor (25%)	Dwelling Unit Market Factor (25%)	Seasonal/Recreational Home Factor (35%)											
Alt A - 100% Commercial	76532.77051	0	117742.7183				41,210	0	2060	0	10302	0	0	12363	0	0	0	28,847
Alt B - 50/50	38266.34009	38	58871.35034		59	21	20,605		1030	1	5151	5	7	6182	13	0	7.2	14,424
Alt C - 100% Residential	0	77	0		118	41	0		0	2	0	10	14	0	27	0	14.4	-

Appendix G

Public Participation

1

Lopez Village Subarea Plan



October 26, 2018

Planning Commission
Recommended Draft

DEVELOPMENT REGULATIONS



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46

1 **18.20.010 “A” definitions.** (Ord. 21-2015 § 27; Ord. 2-2014 § 1; Ord. 26-2012 § 2; Ord. 25-
2 2012 § 1; Ord. 10-2012 §§ 1, 32; Ord. 11-2011 § 1; Ord. 52-2008 § 1; Ord. 7-2006 § 1; Ord. 7-
3 2005 § 2; Ord. 21-2002 § 3; Ord. 12-2002 § 1; Ord. 5-2002 § 2; Ord. 12-2001 § 3; Ord. 14-2000
4 § 7(XX); Ord. 11-2000 § 3; Ord. 2-1998 Exh. B § 2.3)

5
6 “Abandon” means to terminate or remove a structure by an affirmative act, such as changing to a
7 new use; or to cease, terminate, or vacate a use or structure through nonaction.

8
9 “Abutting” means adjoining as defined herein, but will often have the added component of
10 joining end to end, or sharing an end border.

11
12 “Accessory Apartment, Accessory Dwelling Unit.” See “internal accessory dwelling unit
13 (IADU).”

14
15 “Accessory dwelling unit (ADU)” means a living area that is accessory to the principal
16 residence, located on the same lot, and that provides for sleeping quarters, kitchen, and sanitation
17 facilities. An ADU may be internal, attached or detached.

18
19 “Accessory structure” means a structure detached from a principal building located on the same
20 lot and which is incidental and secondary to the principal building.

21
22 “Accessory use” means use of land or of a building or portion thereof incidental and subordinate
23 to the principal use or building and located on the same lot with the principal use.

24
25 “Accretion shoreform” means shoreline with a backshore which has been produced by the long-
26 term deposition of sand or gravel by littoral drift from a feeder bluff or other source. Such
27 shoreforms include barrier beaches, points, spits, hooks, and tombolos.

28
29 “Acoustical engineer” means a professional engineer, licensed in Washington, with a degree in
30 mechanical engineering and membership in the Acoustical Society of America; or a professional
31 engineer with demonstrated education, accreditation and experience to perform and certify noise
32 measurements, as determined by the director.

33
34 “Acre” means a unit of measure of land area which consists of 43,560 square feet.

35
36 “Activity centers” in San Juan County include villages, hamlets, residential activity centers,
37 island centers, and master planned resorts.

38
39 “Adaptive management” means a style of management which relies upon the best available
40 information to make decisions, but implements decisions with a strategy to obtain additional
41 information. The decisions, or their implementation, are then adapted, if necessary, based on the
42 new information.

43
44 “Adequate” means acceptable but not excessive.

1 “Adequate capacity (adequate capital facilities)” means capital facilities and services that have
2 the capacity available to serve development at the time of occupancy or use without decreasing
3 levels of service (LOS) below the standards set forth in the Comprehensive Plan. “Adequate
4 capacity” also includes a financial commitment that is in place to complete the improvements, or
5 noncapital strategies, necessary to provide a specific level of service within six years. (See also
6 “available capital facilities (available capacity),” “concurrency,” “level of service (LOS),” and
7 “noncapital alternative strategies.”)
8

9 “Adjacent” means either (1) adjoining as defined herein, or (2) being near or in close proximity,
10 implying two objects that are not widely separated, though they may not actually touch. If a
11 conflict arises over the meaning of the term “adjacent” as used in the UDC, the meaning shall be
12 as interpreted by the director.
13

14 “Adjacent lands, shoreline” means lands adjacent to the shorelines of the state (outside of
15 shoreline jurisdiction). See RCW 90.58.340.
16

17 “Adjoining” means being in physical contact, touching at some point or along a line, having a
18 common point or border, sharing a common boundary, being so joined or united to each other
19 that no third object intervenes.
20

21 “Administrator,” “planning director,” and “director” each mean the San Juan County community
22 development and planning department director or a designated representative.
23

24 “Adverse” means contrary to one’s interest or welfare; harmful or unfavorable circumstances.
25

26 “Adverse impacts” means a condition that creates, imposes, aggravates, or leads to inadequate,
27 impractical, unsafe, or unhealthy conditions on a site proposed for development or on off-site
28 property or facilities.
29

30 “Affordable housing” means housing where the occupants pay no more than 30 percent of gross
31 monthly income for total housing costs, including the cost of property taxes and insurance for
32 homeowners and monthly utilities for owners and renters.
33

34 “Agriculture” means the science, art, and business of cultivating land and producing crops or
35 raising livestock primarily for commercial sale or use; farming.
36

37 “Agricultural activities” means agricultural uses and practices defined in RCW 90.58.065.
38

39 “Agricultural commodity” means sheep, cattle, horses, goats, pigs, llamas, alpacas, or any other
40 animal or any distinctive type of agricultural, horticultural, viticultural, floricultural, vegetable,
41 or animal product, including, but not limited to, products qualifying as organic food products
42 under Chapter 15.86 RCW and private sector cultured aquatic products as defined in RCW
43 19.85.020 and other fish and fish products, either in their natural or processed state, including
44 bees and honey and Christmas trees but not including timber or timber products.
45

1 “Agricultural composting” means composting of agricultural waste as an integral component of a
2 system designed to improve soil health and recycling agricultural wastes. Agricultural
3 composting is conducted on lands used for farming and is an agricultural activity. Agricultural
4 composting can include the collection of off-site yard, landscape, or agricultural waste and other
5 compostable materials to be processed into compost, including sales or delivery of finished
6 composted product. Such operation shall be accessory to the primary agricultural activities of the
7 farm operation and shall not generate traffic and/or noise uncommon to a farm operation.
8

9 “Agricultural equipment and facilities” means equipment and facilities defined in RCW
10 90.58.065(2).
11

12 “Agricultural processing, retail, and visitor-serving facilities for products” means the commercial
13 processing (preparing for market, packing, and sales) of agricultural commodities, and the on-
14 site facilities for retail display and sale of such agricultural commodity products.
15

16 “Agricultural products” includes but is not limited to horticultural, viticultural, floricultural,
17 vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage
18 for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and
19 harvested within 20 years of planting; and livestock including both the animals themselves and
20 animal products including but not limited to meat, upland finfish, poultry and poultry products,
21 and dairy products (see RCW 90.58.065(2)).
22

23 “Agricultural resource lands” means lands that are primarily devoted to the commercial
24 production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products
25 or of berries, grain, hay, straw, turf, seed, livestock, or Christmas trees not subject to the excise
26 tax imposed by RCW 84.33.100 through 84.33.140, and have long-term commercial significance
27 for agricultural production (RCW 36.70A.030(2)). Agricultural resource lands is also a land use
28 designation (AG) in the Comprehensive Plan.
29

30 “Agricultural sales” means the sales of agricultural products grown, raised or harvested in San
31 Juan County, including processed products whose defining ingredients are produced or harvested
32 in the County. Agricultural sales can include the sale of agricultural promotional materials which
33 shall be accessory to the sale of the primary agricultural products.
34

35 “Agricultural soils” means lands with USDA-San Juan County Soil Survey Class II, III, and IV
36 soils or other soil classes where the land is suitable for a particular agricultural use.
37

38 “Agricultural wastes” means wastes on farms resulting from the raising or growing of plants and
39 animals including, but not limited to, crop residue, manure and animal bedding, and carcasses of
40 dead animals weighing each or collectively in excess of 15 pounds.
41

42 “Agriculture” means the science, art, and business of cultivating land and producing crops or
43 raising livestock primarily for commercial sale or use; farming.
44

1 “Agriculture, existing and ongoing” means any agricultural activity conducted on lands defined
2 in RCW 84.34.020(2); agricultural use ceases when the area on which it is conducted is
3 converted to a nonagricultural use.

4
5 “Agritourism” means recreational, educational or agricultural-related activities that are accessory
6 to the agricultural activities of the farm operation.

7
8 “Aid to navigation” means any visual or electronic device airborne or on the surface which
9 provides point-to-point guidance information or position data to aircraft in flight.

10
11 “Aircraft accident safety zone” means an area of land that is designated in order to meet the land
12 use compatibility direction in RCW 36.70A.510 and 36.70.547 for general aviation airports and
13 to implement the health and safety and land use purposes of an airport overlay district, and is
14 shown on the official maps of the overlay district. Guidance for the delineation of these safety
15 zones is provided by the Washington State Department of Transportation, which can be modified
16 in order to address local circumstances as part of the adoption of individual airport overlay
17 districts.

18
19 1. “Safety zone 1: Runway protection zone” is an area that has the same dimensions as the
20 FAA runway protection zone. It is a trapezoidally shaped area that extends from the outer
21 boundaries of the primary surface along the extended runway centerline. Where only a
22 portion of the runway is declared as usable (the remainder of the pavement being part of a
23 paved “stopway”), as is the case at Orcas Island airport, the measurements for the zone begin
24 at the threshold line on the pavement which marks the end of the declared usable runway
25 surface.

26 2. “Safety zone 2: Inner safety zone” is an area that underlies the main departure/approach
27 path. It begins at the end of the runway protection zone (zone 1) and extends out along the
28 extension of the runway centerline.

29 3. “Safety zone 3: Inner turning zone” is an area where aircraft turn into the direct approach
30 path, or turn out of the departure path. The zone begins at the primary surface and extends
31 out at 30 degrees from both sides of the runway centerline. It connects to the centerline of the
32 inner safety zone (zone 2) with sweeping arcs.

33 4. “Safety zone 4: Outer safety zone” is an area that underlies the main departure/approach
34 path, after the inner turning zone (zone 3). It extends out from both sides of the extended
35 runway centerline, beginning at the outer edge of the inner turning zone (zone 3) and
36 extending to the outer boundary of zone 6 (or to outer boundary of the horizontal zone if
37 zone 6 is not designated).

38 5. “Safety zone 5: Sideline safety zone/airport development zone” is an area that is
39 immediately adjacent to the airport and runway area. The standard zone begins at the primary
40 surface, extending out from the extended runway centerline and connecting at its ends to the
41 inner turning zone (zone 3).

42 6. “Safety zone 6: Traffic pattern zone” is an area that encircles the other five safety zones.
43 The standard area consists of a long oval that is centered longitudinally on the runway, and
44 which envelops the other safety zones. The perimeter is constructed by swinging arcs from a
45 point along the extended runway centerline that is 500 feet from the edge of the primary

1 surface. The arcs are connected by line segments that are extended from the edge of safety
2 zone 5. Zone 6 may or may not be designated for a given airport overlay district.

3
4 “Airfield” means a privately owned area of land open to general or limited public use for aircraft
5 operations. An airfield may include related noncommercial services, aircraft maintenance, or
6 fueling facilities.

7
8 “Airport” means an area of land or facility publicly owned and open to general public use for
9 aircraft operations, except any airfield or airstrip as defined herein. An airport may include
10 related services and facilities.

11
12 “Airport overlay district” means an overlay district which governs use of land in the vicinity and
13 environs of an airport and protects public safety in the area.

14
15 “Airstrip” means a privately owned area of land, closed to the public, and restricted to use by the
16 owner for noncommercial aircraft operations and, on an occasional basis, invited guests of the
17 owner.

18
19 “Aliquot part” means a parcel of unplatted land which is described by record legal description as
20 a fractional portion of a section, excluding government lots.

21
22 ~~“Allowable uses” means the land uses that are allowed under this title, divided into five~~
23 ~~categories, as identified in SJCC 18.30.050 through 18.30.055 and Tables 18.30.030 and~~
24 ~~18.30.040. These are uses allowed outright (“Yes”), provisional (“Prov” or “P”), “P/C” (formerly~~
25 ~~referred to as discretionary) (“D”), conditional (“C”), and plan amendment (“P.A.”) uses.~~

26
27 ~~“Allowed outright use (“Yes” use)” means a use that is allowed outright within a land use~~
28 ~~designation, and which does not require a project permit, and is identified in Tables 18.30.030~~
29 ~~and 18.30.040 by the symbol “Yes.” All “Yes” uses are subject to and must comply with all~~
30 ~~applicable development standards of this title (see Chapter 18.60 SJCC and SJCC 18.80.070).~~

31
32 “Alteration, nonconforming structures” means any change or rearrangement in the supporting
33 members of existing buildings, such as bearing walls, columns, beams, girders, or interior
34 partitions, as well as any changes in doors, windows, means of egress or ingress or any
35 enlargement to or diminution of a building or structure, horizontally or vertically, or the moving
36 of a building from one location to another. This definition excludes normal repair and
37 maintenance, such as painting or roof replacement, but includes more substantial changes.

38
39 “Alteration, nonconforming use” means the expansion, modification or intensification of a use
40 that does not conform to the land use regulations of the UDC.

41
42 “Angle of repose” means the slope at which a land mass normally will remain stable without
43 artificial means of support. The specific angle is largely dependent on the type(s) of material(s)
44 present in the land mass.

45

1 “Animal shelter (kennel)” means a commercial or nonprofit establishment in which animals
2 other than livestock are temporarily housed or boarded, groomed, bred, trained, treated, or sold.

3
4 “Antenna” means any apparatus designed for transmitting and/or receiving electromagnetic
5 waves by converting those waves from and to electrical current.

6
7 “Antenna array” means one or more antennas and their associated mounting hardware, feed
8 lines, or other appurtenances which share a common attachment device, such as a mounting
9 frame or support structure.

10
11 “Appeal, closed-record” means an administrative appeal on the record to the board of County
12 commissioners, following an open-record hearing on a project permit application. A closed-
13 record appeal is on the record made before the decision maker with no or limited new evidence
14 or information allowed to be submitted and only appeal argument allowed (RCW 36.70B.020).

15
16 “Appeal, open-record” means a hearing, conducted by the hearing examiner, that creates the
17 County’s record through testimony and submittal of evidence and information, under procedures
18 prescribed by the County by ordinance or resolution when a timely appeal of the director’s
19 decision on a project permit application or a timely appeal of an administrative determination is
20 filed.

21
22 “Applicant” means any person who files a permit application with the County and who is either
23 the owner, beneficial owner, contract purchaser, or authorized agent of such owner of the land on
24 which the proposed activity would be located.

25
26 “Approach surface” means the FAA imaginary surface that is the lower boundary of an airspace
27 which begins at the ends of the primary surface and extends upward and outward along the
28 extended runway centerline. The initial width of the surface coincides with the width of the
29 primary surface, and expands outward uniformly from the primary surface.

30
31 “Approach, transitional, horizontal, and conical surfaces” means the imaginary surfaces that
32 relate to an airport or airfield runway as defined in Federal Aviation Administration (FAA)
33 regulations, 14 CFR Part 77, “Objects Affecting Navigable Airspace,” as amended, and as shown
34 on the approach and clear zone plan for an airport or airfield. They are so-called “imaginary”
35 surfaces because, with the exception of the runway, they cannot be seen.

36
37 “Approach, transitional, horizontal, and conical zones” means the zones which apply to the
38 ground areas immediately under a runway approach; transitional, horizontal, and conical surfaces
39 as projected along a vertical axis.

40
41 “Aquacultural activities” means use of the land and water for aquacultural purposes including,
42 but not limited to: producing, breeding, or increasing products; rotating and changing products;
43 processing, packing, storing and selling products; composting organic materials; and
44 construction, maintenance and repair of structures and facilities associated with the operation.

1 “Aquacultural equipment and facilities” includes, but is not limited to: (1) the following used in
2 aquacultural operations: equipment; machinery; constructed shelters, buildings, and ponds; water
3 storage facilities; water diversion, withdrawal, conveyance, and use equipment and facilities such
4 as pumps, pipes, canals, ditches, and drains; (2) farm residences and associated equipment, lands,
5 and facilities; and (3) roadside stands and on-farm markets for products (see RCW 90.58.065(2)).
6

7 “Aquacultural products” includes fish, shellfish, or other aquatic animals or plants.
8

9 “Aquaculture” means the science or art of cultivating fish, shellfish, or other aquatic animals or
10 plants. Aquaculture does not include the harvest of wild geoduck associated with the state
11 managed wildstock geoduck fishery (see WAC 173-26-020(6)).
12

13 “Aquatic environment” means all water bodies under the jurisdiction of the Shoreline
14 Management Act of 1971 and within the boundaries of San Juan County, including the water
15 surface together with the underlying lands and the water column, including but not limited to
16 bays, straits, harbors, coves, estuaries, tidelands, shorelands, and lakes.
17

18 “Aquifer” means a body of permeable saturated rock material or soil capable of conducting
19 ground water.
20

21 “Aquifer recharge areas” means lands through which precipitation and surface water infiltrate the
22 soil and are transmitted through rocks and soil to create ground water storage.
23

24 “Archaeological” means having to do with the scientific study of material remains of past human
25 life and activities.
26

27 “Archaeological site” means an area of ancestral human use such as middens, burial grounds,
28 and earthworks.
29

30 “Area” means the size of a parcel of land, as expressed in square feet or acres to two decimal
31 places. When a public road right-of-way lies within a tract of land otherwise in contiguous
32 ownership, area within the right-of-way may be included in gross area for the purpose of
33 calculating maximum allowable density. When public road right-of-way abuts a tract of land,
34 area to the centerline may be included in the gross area of the parcel for this purpose.
35

36 “Area, nominal” means the approximate area of a parcel of land, such as the aliquot part or the
37 land area in the assessor’s records.
38

39 “Area of more intensive rural development (AMIRD)” means a class of rural lands that includes
40 village and hamlet activity centers, residential activity centers, and island centers. AMIRDs were
41 identified and delineated according to the criteria in RCW 36.70A.070(5)(d). They consist of
42 commercial, industrial, residential, or mixed-use areas in which the kinds, intensities, or densities
43 of use, or the capital facilities and services available, exceed the levels normally associated with
44 rural development. Thus, these areas recognize and provide for existing compact rural
45 development and uses, and allow for infill in the areas to the level of existing patterns.
46

1 “Area of natural terrain obstruction” means an area where the natural land surface penetrates the
2 FAA imaginary surface.

3
4 “Area of special flood hazard” means the land in the floodplain within a community subject to a
5 one percent or greater chance of flooding in any given year, as indicated on the flood insurance
6 rate maps (FIRMs).

7
8 “Artisan” means a skilled manual worker or artist who may use tools and/or machinery to pursue
9 a particular art or profession, such as traditional occupations such as wheelwrights, bakers,
10 grillers, brewers, upholsterers, cabinet makers, carpenters, journeymen, potters, distillers,
11 engravers, weavers, sculptors, masons, painters, photographers, fabricators, glasswrights,
12 jewelers, goldsmiths, silversmiths, coppersmiths, tailors, vintners and taxidermists.

13
14 “Artisan” means a skilled craftsperson, small-scale manufacturer, or artist who practices a trade
15 or handicraft and who creates artisanal products in limited quantities for sale, applies within
16 Lopez Village urban growth area (only applicable in Lopez Village).

17
18 “Artisan activities” means the creation and sales of artisan products.

19
20 “Artisanal product” means an item or product created through the work of an artisan that is
21 generally produced on a nonindustrial, small scale, or small batch basis, and is commonly hand-
22 made using traditional methods or skills.

23
24 “Artisanal product” means art, food, and other retail goods created by an artisan on a small scale
25 or batch basis. Artisanal products are often made using traditional craft methods, tools and
26 skills, or are manufactured on a small-scale using state of the art technology, applies within
27 Lopez Village urban growth area (only applicable in Lopez Village **urban growth area**).

28
29 “Assembly facility” means a facility designed and used for the gathering of people, or in which
30 they may come together in a body, such as a meeting hall, community club or center, church, etc.
31 (See also “community club or facility” and “religious assembly facility.”)

32
33 “Assessor’s parcel number” means a geocoding number assigned by the assessor’s office for
34 property tax assessment purposes only.

35
36 “At grade” means at ground level.

37
38 “Attached accessory dwelling unit (AADU)” means an ADU which is internal to or attached to
39 the principal residence by (1) a common wall, or (2) a continuous roof and exterior wall
40 enclosures, or (3) a continuous roof no less than six feet in width, the area of which is included in
41 the living area of the ADU.

42
43 “Automotive fuel station” means any building, land area, or other premises used for the retail
44 dispensing or sales of vehicular fuels, but at which there is no servicing or repair of automobiles.

45
46 “Automotive repair station” means any building, land area, or other premises used for the retail
47 servicing or repair of automobiles, but at which there is no dispensing or sales of vehicular fuels.

1 “Automotive service station” means any building, land area, or other premises used for the retail
2 dispensing or sales of vehicular fuels and the servicing or repair of automobiles.

3
4 “Automobile wrecking and junk (or salvage) yards” means an outdoor area used for the
5 wrecking, storage, and recycling/salvage of wrecked or abandoned vehicles for scrap metal
6 and/or parts. (See “junk yard or salvage facility.”)

7
8 “Available capital facilities (available capacity)” means capital facilities or services that are in
9 place (“existing capacity”), or for which a financial commitment is in place to provide the
10 facilities or services within a specified time (“planned capacity”). “Available capacity” consists
11 of existing plus planned capacity. (See also “adequate capacity (adequate capital facilities),”
12 “concurrency,” and “level of service (LOS).”)

13
14 “Average tree height” means the mean height of existing trees within a 150-foot radius of the
15 facility site.

16
17 “Average vehicular trips” means the average number of all vehicles entering or leaving a site
18 during a defined period.

19
20 **18.20.080 “H” definitions.** (Ord. 21-2015 § 30; Ord. 26-2012 § 8; Ord. 10-2012 § 7; Ord. 21-
21 2002 § 3; Ord. 5-2002 § 2; Ord. 12-2001 § 3; Ord. 2-1998 Exh. B § 2.3)

22
23 “Habitat” means the place or type of site where a plant or animal naturally or normally lives and
24 grows.

25
26 “Hamlet” means an activity center with high-density residential areas and a small commercial
27 center that provides goods and services to surrounding rural residential, rural, and resource uses.

28
29 “Hangars” means covered areas and enclosed structures for housing and/or repairing aircraft.

30
31 “Hard structural shoreline stabilization measures” means shore erosion control structures and
32 measures composed of hard surfaces, arranged with primarily linear and vertical or near-vertical
33 faces that armor the shoreline and prevent erosion. These measures include bulkheads, rip-rap,
34 groins, retaining walls and similar structures composed of materials such as boulders, gabions,
35 dimensional lumber, and concrete.

36
37 “Hazard tree” means a tree that a certified arborist has determined has: (1) a high probability of
38 falling due to a debilitating disease or a structural defect; and (2) potential for significant
39 property damage or personal injury if it falls.

40
41 “Heavy equipment rental” means a site for the storage and retrieval of large pieces of machinery
42 or large vehicles usually associated with construction available for the public’s use, which may
43 include additional and complementary retail activities.

1 “Heavy industrial use” means a use engaged in the basic processing and manufacturing of
2 materials or products predominately from extracted or raw materials; a use engaged in storage of,
3 or manufacturing processes using flammable, hazardous or explosive materials.
4

5 “Height” means the vertical distance measured from the average existing grade beneath a
6 structure or object along a plumb line to the highest point of a structure or object.
7

8 “Height of building” means the vertical distance above a reference datum measured to the
9 highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average
10 height of the highest gable of a pitched or hip roof. The reference datum shall be selected by
11 either of the following, whichever yields a greater height of building:

- 12 1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot
13 horizontal distance of the exterior wall of the building when such sidewalk or ground surface
14 is not more than 10 feet above lowest grade; or
- 15 2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface
16 described in subsection (1) of this definition is more than 10 feet above lowest grade.

17 The height of a stepped or terraced building is the maximum height of any segment of the
18 building (cf. Uniform Building Code).
19

20 “Height, shoreline” means the height of shoreline structures, measured from average grade level
21 to the highest point of a structure; provided, that television antennas, chimneys, and similar
22 appurtenances shall not be used in calculating height, except where they obstruct the view of the
23 shoreline of a substantial number of residences on areas adjoining such shorelines, excluding
24 temporary construction equipment (WAC 173-27-030).
25

26 “Helipads” means areas for the landing and take-off of rotary-wing aircraft, but not adequate for
27 fixed-wing aircraft.
28

29 “Herbaceous balds and bluffs” means native plant areas located on shallow soils over bedrock,
30 often on steep, exposed slopes with few trees, which support grasses, herbaceous plants, dwarf
31 shrubs, brittle prickly pear cactus, mosses and lichens adapted for survival on shallow soils amid
32 seasonally dry conditions. Trees that may be present include Douglas fir, Pacific madrone, and
33 Garry oak.
34

35 “Herbaceous vegetation” means non-woody vascular plants.
36

37 “Historic camps” means, for the purposes of determining allowable uses, nonprofit recreational
38 and educational camping facilities owned by a nonprofit entity and in continuous operation since
39 October 2, 1979.
40

41 “Historic educational and scientific facilities” means, for the purposes of determining allowable
42 uses, educational and scientific facilities in continuous operation since October 2, 1979.
43

44 “Historic resort” means, for the purposes of determining allowable uses, a resort established
45 prior to and in continuous operation since October 2, 1979.
46

1 “Historic site, structure or landmark” means a site, structure or building of outstanding
2 archaeological, historical or cultural significance. This is shown by its designation as such by the
3 National or Washington State Register of Historic Places or an adopted San Juan County Historic
4 Preservation Plan, designation as an historic landmark, or any such structure or feature for which
5 the State Historic Preservation Officer has made a determination of significance pursuant to
6 Section 106 of the National Historic Preservation Act.

7
8 “Home occupation” means any commercial activity carried out by a resident of a single-family
9 residence and conducted as an incidental and accessory use of the residence.

10
11 “Horizontal surface” means the FAA imaginary surface that is the lower boundary of a
12 horizontal airspace that is located above the airport and forms an elongated oval above the
13 runway.

14
15 “Hospitality commercial use” means restaurants and transient lodging establishments and
16 associated guest facilities available for short-term accommodation for a period not to exceed 30
17 days.

18
19 “Hostel” means a budget-oriented accommodation for travelers and others that is not located in a
20 residence allowing short-term stays of thirty (30) consecutive days or less. Beds are rented in
21 shared dormitory style rooms. For every six (6) beds in a shared-room, a hostel may rent one (1)
22 room for private accommodation. Hostels provide common areas and communal facilities.

23
24 “Hotel” means a hospitality commercial use containing three or more individually rented lodging
25 units (in one or more buildings), which provides sleeping accommodations, with or without
26 meals or the facilities for preparing meals, for travelers and transient guests, and which does not
27 meet the definitions of “bed and breakfast inn,” “bed and breakfast residence,” or “vacation
28 rentals of a residence or an ADU.”

29
30 “Houseboat” means a building constructed on a float and used wholly or in part for human
31 habitation, which does not have the following characteristics of a vessel: a seaworthy hull design
32 which meets U.S. Coast Guard standards for flotation, safety equipment, and fuel, electrical and
33 ventilation systems; capability for travel in open water and for use for water transportation in
34 general; permanent equipment for water travel including a method for steering and propulsion,
35 deck fittings, navigational equipment and marine hardware; and registration as a vessel with
36 federal, state, and local agencies.

37
38 “Household” means one or more related or unrelated persons occupying a dwelling unit.

39
40 “Hydric soil” means soil that is saturated, flooded, or ponded long enough during the growing
41 season to develop anaerobic conditions in the upper part, as determined by following the
42 methods described in the currently accepted Federal Manual for Identifying and Delineating
43 Jurisdictional Wetlands. San Juan County soil map units that are dominantly comprised of hydric
44 soils as identified in the Soil Survey of San Juan County, Washington (USDA, 2009), are:
45 Coveland loam, zero to five percent slopes; Coupeville loam, zero to five percent slopes;
46 Limepoint-Sholander complex, zero to eight percent slopes; Shalcar muck, zero to two percent

1 slopes; Semiahmoo muck, zero to two percent slopes; Coveland-Mitchellbay complex, two to 15
2 percent slopes; Bazal-Mitchellbay complex, zero to five percent slopes; Orcas peat, zero to two
3 percent slopes; and Dugualla muck, zero to two percent slopes. Other soils not classified as
4 hydric by the Soil Conservation Service may still meet the hydric soil criteria.

5
6 “Hydrophytic vegetation” means macrophytic plant life growing in water or on a substrate that is
7 at least periodically deficient in oxygen as a result of excessive water content, as determined by
8 following the methods described in the currently accepted Federal Manual for Identifying and
9 Delineating Jurisdictional Wetlands.

10 11 **18.20.120 “L” definitions.**

12
13 Land Division. See “division of land.”

14
15 “Landfill” means the placement of soil, rock, gravel, existing sediment, or other material
16 (excluding solid waste) to create new land, tideland, or bottom land, along the shoreline below
17 the ordinary high water mark or on upland areas or wetlands, in order to raise the elevation.

18
19 “Landslide hazard areas” means areas potentially subject to risk of mass movement due to a
20 combination of geologic, topographic, and hydrologic factors.

21
22 “Landward” means to or toward the land.

23
24 “Lawn” means an area consisting predominantly of grass that is maintained at a height of six
25 inches or less.

26
27 “Level of service (LOS)” means the number of units of capacity per unit of demand (e.g., trips,
28 population, school-age residents) or other appropriate measure of need sufficient to meet the
29 standards for adequate service set forth in the Comprehensive Plan. (See also “adequate
30 capacity,” “available capacity,” and “concurrency.”)

31
32 “Licensed carrier” means a carrier authorized by the FCC.

33
34 “Light industrial” means a use involving (1) basic processing and manufacturing of materials or
35 products predominantly from previously prepared materials; or (2) finished products or parts,
36 including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and
37 distribution of such products, but excluding basic processing of raw materials except food
38 products.

39
40 “Limited area of more intensive rural development (LAMIRD)” means a class of rural lands that
41 includes village and hamlet activity centers, residential activity centers, and island centers.
42 LAMIRDs were identified and delineated according to the criteria in RCW 36.70A.070(5)(d).
43 They consist of commercial, industrial, residential, or mixed-use areas in which the kinds,
44 intensities, or densities of use, or the capital facilities and services available, exceed the levels
45 normally associated with rural development. Thus, these areas recognize and provide for existing

1 compact rural development and uses, and allow for infill in the areas to the level of existing
2 patterns.

3
4 “Littoral drift” means the natural movement of sediment, particularly sand and gravel, along
5 marine or lake shorelines as a result of wave and wind action.

6
7 “Livestock” means cattle, bison, sheep, goats, swine, horses, mules, llamas, ostriches and other
8 poultry, and other like animals.

9
10 “Live-work building” means a building which contains offices, studios, or other commercial uses
11 and a dwelling unit(s).

12
13 “Living area” means the internal space measured from the interior of the exterior walls,
14 excluding decks, overhangs, unenclosed porches or unheated enclosed porches, and the stairwell
15 on one level of a two-story structure.

16
17 “Logging” means the harvesting of timber.

18
19 “Log storage or transfer site” means any location established for the purpose of storing logs or
20 holding logs for transfer to another location. (See also “barge landing site.”)

21
22 “Long-term commercial significance” means lands with the growing capacity, productivity, soil
23 composition, and economic viability for long-term agricultural or silvicultural production.
24 Lot. See “parcel.”

25
26 “Lot coverage” means the surface area of a lot or lots within a single development which is
27 occupied by buildings, excluding roof overhangs and covered porches not used for sales, storage,
28 or service.

29
30 “Lumber mill, portable” means portable equipment to mill, split, or otherwise process forest
31 products.

32
33 “Lumber mill, stationary” means a permanently located facility or equipment used to process
34 forest products. (Ord. 26-2012 § 11; Ord. 10-2012 §§ 9, 32; Ord. 11-2011 § 2; Ord. 7-2005 § 2;
35 Ord. 12-2001 § 3; Ord. 2-1998 Exh. B § 2.3)

36
37 **18.20.130 “M” definitions.** (Ord. 26-2012 § 12; Ord. 10-2012 §§ 10, 32; Ord. 7-2005 § 2; Ord.
38 12-2001 § 3; Ord. 2-1998 Exh. B § 2.3)

39
40 “Maintenance agreement” means a written agreement between parties to physically maintain a
41 facility for common use in a manner which conforms to standards of adequacy specified in such
42 an agreement.

43
44 “Maintenance and Repair, Normal.”

45 1. “Normal maintenance” includes those acts to prevent a decline, lapse, or cessation from a
46 lawfully established condition.

1 2. “Normal repair” means to restore a development to a state comparable to its original
2 condition within a reasonable period after decay or partial destruction.

3 Normal maintenance and repair do not include maintenance and repair that causes substantial
4 adverse effects to shoreline resources or environment (WAC 173-27-040).

5
6 “Manufacturing” means the mechanical or chemical transformation of materials or substances
7 into new products, including the assembling of component parts, the creation of products, and
8 the blending of materials, such as lubricating oils, plastics, resins, or liquors.

9
10 “Marina” means a facility that provides wet moorage or dry storage, supplies, and services for
11 pleasure craft and some types of commercial craft. Boat-launching facilities may also be
12 provided at a marina.

13
14 “Marine railway” means a set of rails running from the upland area into the water upon which a
15 boat can be launched.

16
17 “Market value” means value of land or structures as assessed by the San Juan County assessor’s
18 office.

19
20 “Marsh” means a soft, wet area periodically or continuously flooded to a shallow depth, usually
21 characterized by a particular subclass (monocotyledons) of grasses, cattails, and other low plants.

22
23 “Master planned resort” means a self-contained and fully integrated planned unit development in
24 a setting of significant natural amenities, with primary focus on destination resort facilities
25 consisting of short-term visitor accommodations associated with a range of on-site indoor or
26 outdoor recreational facilities.

27
28 “Material change” means a measurable change that has significance for existing or proposed
29 development or for the existing environment.

30
31 “Maximum net benefit” means the total of all benefits less the total of all costs including
32 opportunities lost, as defined in the Water Resource Act of 1971 (Chapter 90.54 RCW).

33
34 “Mean higher high water” or “MHHW” means the tidal elevation obtained by averaging each
35 day’s highest tide at a particular location over a period of 19 years. It is measured from the
36 MLLW equals 0.0 tidal elevation.

37
38 “Mean lower low water” or “MLLW” means the 0.0 tidal flat elevation. It is determined by
39 averaging each day’s lowest tide at a particular location over a period of 19 years. It is the tidal
40 datum for vertical tidal references in the saltwater area.

41
42 “Midden” means an area of ancestral human use that consists of an ancient refuse heap.

43
44 “Mine hazard” means an area of potential danger to persons or property due to past or present
45 mineral extraction operations.

46

1 “Mineral extraction” means the removal of naturally occurring materials from the earth for
2 economic use. Extraction materials include nonmetallic minerals such as sand, gravel, clay, coal,
3 and various types of stone.

4
5 “Mineral resource lands” means those lands from which the commercial extraction of minerals
6 (sand, gravel, rock, and other valuable aggregate or metallic substances) can be anticipated to
7 have long-term commercial significance.

8
9 “Mini-storage” means a structure or structures containing separate, individual, and private
10 storage spaces of varying sizes leased or rented individually for varying periods of time.

11
12 “Mitigation” means measures prescribed and implemented to avoid, minimize, lessen, or
13 compensate for adverse impacts.

14
15 “Mixed-use development” means a development that includes two or more principal land uses.
16 The mix of uses may be combined in a vertical mixed use building(s) or combined in separate
17 buildings located on one property and /or under unified control.

18
19 “Mixed use structure” means a building containing residential and non-residential uses.

20
21 “Mobile food vending unit” means a portable and temporary food or drink service vehicle that is
22 readily movable.

23
24 “Mobile home” means a structure that is (1) designed to be transportable in one or more sections;
25 (2) built on a permanent chassis; (3) designed to be used as a dwelling unit, with or without
26 permanent foundation; and (4) connected to the required utilities, including plumbing, heating,
27 septic, and electrical systems (RCW 43.22.340).

28
29 “Mobile home park” means a development with two or more improved pads or spaces with
30 required improvements and utilities designed to accommodate mobile homes, according to RCW
31 59.20.030 (4).

32
33 “Monitoring network” means a set of locations, stations, or points used for collecting samples or
34 taking measurements over time.

35
36 “Monopole” means the type of antenna mount that is self-supporting with a single shaft,
37 typically of wood, steel or concrete, and is self-supporting without guy wires.

38 “Moorage” means any over-water facility for securing boats, including docks, piers, and mooring
39 buoys, but excluding anchorage and dry boat storage.

40
41 “Mooring buoy” means a buoy secured to the bottom by permanent moorings and provided with
42 means for mooring a vessel by use of its anchor chain or mooring lines.

43 Motel. See “hotel.”

44
45 “Motor home” means a motor vehicle originally designed, reconstructed, or permanently altered
46 to provide facilities for human habitation, which include lodging, cooking, and sewage disposal,

1 and enclosed within a solid body shell with the vehicle, but excluding a camper or similar unit
2 constructed separately and affixed to a motor vehicle (RCW 46.04.305).

3 **18.20.140 “N” Definitions.**

4
5 “National Register of Historic Places” means the official federal list, established by the National
6 Historic Preservation Act, of sites, districts, buildings, structures and objects significant in the
7 nation’s history and prehistory, or whose artistic or architectural value is unique.

8
9 “Native vegetation” means plant species which are indigenous to San Juan County.

10
11 “Natural designation” means the land use designation of the Comprehensive Plan that is
12 designed to preserve unusual or valuable natural resource systems by the regulation of all
13 activities or uses which might degrade or alter the natural characteristics which make these areas
14 unusual or valuable.

15
16 “Natural designation (shoreline)” means the Shoreline Master Program designation designed to
17 preserve unusual or valuable natural resource systems by regulating all potential uses which
18 might degrade or alter the natural characteristics that make the area unusual or valuable.

19
20 “Natural or existing topography” means the topography of the lot, parcel, or tract of real property
21 immediately prior to any site preparation or grading, including excavation or filling.

22
23 “Natural system (shoreline)” means a group of related objects or forces existing in nature: for
24 example, a shore process corridor.

25
26 “Neighborhood enterprise” means a commercial or manufacturing activity conducted in whole or
27 in part in either the resident’s single-family dwelling unit or in an accessory building, but is of a
28 scale larger than a cottage enterprise.

29
30 “Net use area” means the area used to calculate the required number of parking spaces for
31 developments in Eastsound as specified in Table 22. Net use area is the gross floor area
32 excluding the following:

- 33
34 1. Circulation areas such as entries and weather vestibules, lobbies, hallways and corridors,
35 stairways, elevators and similar areas which do not have customer/patron uses other than
36 for circulation of people; and
37 2. Mechanical, custodial and storage areas such as mechanical rooms and chases/shafts,
38 electrical/utility rooms and vaults, toilets, custodial rooms, and areas used solely for
39 storage.

40
41 “No net loss” means the requirement that development and vegetation removal not result in net
42 harm in the aggregate to the existing functions and values of the ecosystem that includes the
43 adversely impacted or lost critical areas. The no net loss standard in WAC 365-196-830 requires
44 that where development regulations allow harm to critical area functions and values, they must
45 require compensatory mitigation of the harm unless alternative means of protecting critical areas

1 exist such as best management practices or a combination of regulatory and nonregulatory
2 programs.

3
4 “Noise” means any sound not occurring in the natural environment which causes or tends to
5 cause an adverse psychological or physiological effect on humans.

6
7 “Noise exposure forecast level” means the level of predicted noise exposure for areas within the
8 vicinity of an airport due to aircraft operations at some future date based on noise levels and
9 duration at the time of prediction.

10
11 “Noncapital alternative strategies” means programs, strategies, or methods that contribute to
12 achieving and maintaining adequate levels of service (as set forth in the Comprehensive Plan) for
13 concurrency facilities by means other than by constructing structural improvements. These
14 strategies include but are not limited to reduction of need or demand for a facility or service (as
15 by education efforts or increased efficiency of use), provision of a noncapital substitute, and use
16 of alternative methods to provide capacity. (See also “adequate capacity (adequate capital
17 facilities),” “available capital facilities (available capacity),” “concurrency,” and “level of
18 service (LOS).”)

19
20 “Nonconforming” means an existing use, structure, site, or lot that conformed to the applicable
21 codes in effect on the date of its creation but that no longer complies because of changes in code
22 requirements. Nonconformity is different than and not to be confused with illegality (see “illegal
23 use”). Legal nonconforming lots, structures, and uses are commonly referred to as
24 “grandfathered.”

25
26 “Nonconforming lot” means an existing lot that does not conform to the area, width, depth, or
27 street frontage regulations of the land use designation where it is located.

28
29 “Nonconforming structure” means an existing structure that does not conform to the dimensional
30 regulations, such as setback, height, lot coverage, density, and building configuration regulations
31 of the land use designation where it is located due to changes in code requirements. (See also
32 “alteration, nonconforming structures.”)

33
34 “Nonconforming use” means an existing use of a structure or of land that does not conform to
35 the regulations of the land use designation where the use exists due to changes in code
36 requirements. (See also “alteration, nonconforming use.”)

37
38 “Nonpoint-source” means the release of waste or other flows which occurs over a broad or
39 undefined area. Releases which can be described as confined to a small area, such as discharges
40 from a pipe or conduit, are referred to as “point-source discharges.” (See also “point-source
41 discharge.”)

42
43 “Normal residential appurtenance, shoreline” means a structure or development that is
44 necessarily connected to the use and enjoyment of a single-family residence and which is
45 expressly defined in WAC 173-27-040 and in Chapter 18.50 SJCC, for purposes of exemption
46 from shoreline substantial development permit requirements in accordance with WAC 173-27-

1 040(g). Structures and activities considered normal residential appurtenances include accessory
2 dwelling units or other detached residential structures, garages, sheds, decks attached to primary
3 structures, private pedestrian pathways, stairways to access shorelines, ramps, patios, fences,
4 driveways, utilities, on-site sewage disposal systems, antennas, solar arrays, wind power
5 generators serving a single structure, satellite dishes, boat houses landward of the primary
6 residential structure served by marine railways that require a substantial development permit,
7 official registered historic structures, and grading which does not exceed 250 cubic yards and
8 which does not involve placement of fill in any wetland or waterward of the OHWM.

9
10 “Nursery” means lands or greenhouses used to raise flowers, shrubs, and plants for commercial
11 purposes.

12
13 “Nursing home (long-term health care facility)” means a facility or residence that provides health
14 or long-term care services to residents, including nursing or other supportive or restorative health
15 services, on a 24-hour basis (RCW 43.190.020). (Ord. 1-2016 § 74; Ord. 21-2015 § 31; Ord. 2-
16 2014 § 4; Ord. 26-2012 § 13; Ord. 25-2012 § 3; Ord. 10-2012 § 11; Ord. 2-1998 Exh. B § 2.3)

DRAFT

1 **Article IV. Subarea Plans, Interim Controls and Development Standards**

2
3 **Amend 18.30.190: (Ord. 25-2012 § 18; Ord. 10-2012 § 19; Ord. 2-1998 Exh. B § 3.7) Add note**
4 **to code reviser to make F item D and re-letter section. Or change – ask PA**

5
6 **18.30.190 Subarea plans.**

7
8 Subarea plans provide goals, policies and may provide regulations which are consistent with but
9 more specific than the general provisions of the Comprehensive Plan and development code;
10 and. They are developed ~~when necessary~~ to meet the needs of a particular geographic area or to
11 manage a particular resource. Chapter 18.90 SJCC includes procedures for creating and
12 amending subarea plans. Adopted subarea plans include:

13
14 **A.** The Eastsound subarea plan, ~~Chapter 16.55 SJCC~~, and any amendments thereto.

15
16 **B.** The Shaw Island subarea plan, Chapter 16.45 SJCC, and any amendments thereto.

17
18 **C.** The Waldron Island Limited Development District subarea plan, Chapter 16.36 SJCC, and
19 any amendments thereto.

20
21 **D.** The San Juan Islands Trust Lands Management Plan, adopted by the County (Ordinance No.
22 86-1986).

23
24 **E.** The San Juan County Open Space and Conservation Plan, adopted in 1991 (Ordinance No.
25 124-1991), and any amendments thereto.

26
27 **F. The Lopez Village subarea plan, and any amendments thereto.**

28
29 **18.30.210 Land use controls in Lopez Village urban growth area, the Lopez Village**
30 **growth reserve area, and the Lopez marine center LAMIRD.** (Ord. 25-2012 § 21; Ord. 9-
31 2005 § 2; Ord. 2-2001; Ord. 11-2000 § 4; Ord. 2-1998 Exh. B § 3.9)

32
33 **A.** Purpose. To provide controls for development of the Lopez Village urban growth area, the
34 Lopez Village growth reserve area and the Lopez marine center LAMIRD.

35
36 **B.** ~~Standards for New and Substantially Altered Development.~~ SJCC Article IX contains
37 specific development regulations and standards for ~~All~~ new development, and all substantial
38 alterations within the boundaries of Lopez Village urban growth area. ~~are subject to the~~
39 ~~development standards of SJCC 18.60.240~~

40
41 ~~C. Lopez Village urban growth area Allowable and Prohibited Uses.~~

42
43 1. ~~The village commercial (VC) designations provisions of in~~ Tables 18.30.030 (SJCC
44 18.30.030) ~~and 6.1 (SJCC 18.60.050)~~ X of this ordinance shall apply to the entire Lopez
45 Village urban growth area, except as modified by SJCC 18.60.220(D) for planned unit
46 developments.

2. ~~The following standards shall apply to the Lopez Village urban growth area:~~

a. ~~Building Height. Building height shall not exceed 30 feet unless more than one taller building exists in the activity center, in which case the height standards in Chapter 18.60 SJCC shall apply.~~

b. ~~Use. Commercial and industrial Land uses are allowed subject to the provisions of this section and Table X 18.30.030. Other uses are subject to the provisions of Table 18.30.030. No industrial use shall be established prior to the adoption of a village or hamlet industrial designation and map of the affected activity center. However, the expansion of an existing industrial use allowed by Table 18.30.030 is allowable.~~

c. ~~Landscaping and Open Space. Include open or landscaped areas as listed in Table 6.1.~~

d. ~~Moorage Structures. Moorage structures in the village and hamlet activity centers are regulated as per SJCC 18.50.190.~~

e. ~~Shoreline Development. For areas within the shoreline jurisdiction, the applicable regulations of Chapter 18.50 SJCC shall apply.~~

D. Lopez Village urban growth area Densities, and Density Bonus for Affordable Housing and Water Conservation Measures.

1. ~~Base Density. Single family residential development in the Lopez village residential designation may occur u~~Up to four dwelling units per acre.

a. ~~All development subject to this section that is not served by the existing public sewage treatment system:~~

i. ~~Must have sewer capability that meets the design specifications of the sewer district systems for later connection;~~

ii. ~~Must connect to the established urban growth area water purveyor within one year of such service becoming available to the development.~~

b. ~~All development subject to this section that is not served by an existing community Class A water system must connect to the community Class A water system within one year of such service becoming available to the development.~~

c. ~~For all development subject to this section, the applicant must execute and record with the auditor a statement, binding on the owner, successors, heirs, and assigns, which provides that the owner will not object to the formation of a utility local improvement district for water or sewer.~~

d. ~~Development and associated improvements and structures shall be located on the property so that they shall not preclude future potential development at a density of four units per acre or.~~

e. ~~Land divisions shall provide remainder lots that will allow an average density with the division of four units or greater.~~

1 f.—The following note shall be on the face of the plat of all subdivisions and short
 2 subdivisions and on all deeds filed as part of an exempt division:
 3

4 ~~This land division is located within an urban growth area. This land~~
 5 ~~division has been designed in a manner to allow the future redivision~~
 6 ~~to achieve an average density of four homes per acre.~~
 7

8 g.—Development applications are exempt from the requirements of subsections
 9 (D)(1)(d) through (f) of this section where:

10
 11 i. ~~Commercial development is both within a land use designation that does not~~
 12 ~~prohibit residential development or limits it to accessory use, and the area available~~
 13 ~~for future development is less than 0.5 acres.~~

14
 15 ii. ~~Residential development will achieve a residential density of four units per acre or~~
 16 ~~greater.~~

17
 18 iii. ~~Development is within a land use designation or density designations that has~~
 19 ~~been indicated on the official maps as not require planning to maintain the potential~~
 20 ~~to develop residential density of four units per acre or greater.~~
 21

22 2.—Density Bonus. A density increase to a maximum of eight units per acre may be approved
 23 for a residential development in the Lopez Village UGA provided the following requirements
 24 are met:

25
 26 a.—~~An application for a planned unit development as provided in SJCC 18.80.160 is~~
 27 ~~required and the development satisfy the requirements of SJCC 18.60.220.~~
 28

29 b.—~~A two unit per acre density bonus may be approved if water conservation features are~~
 30 ~~included in the design of the project and the applicant can demonstrate that the water~~
 31 ~~conservation features will reduce demand by 15 percent from the water purveyor's~~
 32 ~~average annual usage for each equivalent residential unit.~~
 33

34 c.—~~A two unit per acre density bonus may be approved if a minimum of two affordable~~
 35 ~~housing units are provided, a three, unit per acre density bonus may be approved if a~~
 36 ~~minimum of three affordable housing units are provided., or a four unit per acre density~~
 37 ~~bonus many be approved if a minimum of four affordable housing units are provided.~~
 38 ~~Affordable housing for this section shall means long term affordability for low and~~
 39 ~~moderate income households as most recently defined by the U.S. Department of~~
 40 ~~Housing and Urban Development and San Juan County. See SJCC 18.60.240.~~
 41

42 d.—~~The density bonus for affordable housing and the density bonus for water~~
 43 ~~conservation may be combined to provide a density bonus of four per acre, which when~~
 44 ~~combined with the underlying density of four units per acre would result in a maximum~~
 45 ~~of eight dwelling units per acre.~~
 46

1 ~~E. Resource Land Buffer.~~

2
3 ~~1. A buffer area of at least 50 feet shall be maintained from the boundary of any property~~
4 ~~designated as agricultural resource land.~~

5
6 ~~2. No new structure shall be allowed within the buffer area that houses a residential~~
7 ~~occupancy, or a commercial occupancy which provides lodging or food service to visitors.~~

8
9 **DF. Land Use Controls in the Lopez Village Growth Reserve Area. Note: Will remain 4 units**
10 **per acre. UGA goes to 6 units per acre.**

11
12 1. The Lopez Village growth reserve area shall follow the land use designation standards of
13 the rural farm forest (RFF) as listed in Table 18.30.040, Allowable and Prohibited Uses in
14 Rural, Resource, and Special Land Use Designations, which allows a current density of one
15 unit per five acres except that new development and associated improvements and structures
16 shall be located on the property so that they shall not preclude future potential development
17 as a density of four units per acre or greater in the growth reserve area.

18
19 2. Land divisions shall provide remainder lots that will allow an average density with the
20 division of four units per acre or greater.

21
22 3. The following note shall be on the face of the plat of all subdivisions and short
23 subdivisions and on all deeds filed as part of an exempt division:

24
25 This land division is located within a growth reserve area. This land division
26 has been designed in a manner to allow the future redivision to achieve an
27 average density of four homes per acre.

28
29 **E G. Marine Center LAMIRD.** The Lopez area marine center LAMIRD (limited area of more
30 intense rural development) shall be governed by the village commercial (VC) land use
31 designation as listed in SJCC 18.30.040, Table 18.30.030, Allowable and Prohibited Uses in
32 Activity Center Land Use Designations, and will allow a residential density of four dwelling
33 units per acre.

1 **18.60.240 Standards for new and substantially altered development – Eastsound and Lopez**
2 **Village urban growth areas. (Note: this section partially duplicates 18.30.210)**
3

4 **A. Applicability.** All new development, and all substantial alterations, within the Eastsound
5 urban growth areas of Eastsound and Lopez Village.
6

7 **B. General Regulations.**
8

9 1. All development subject to this section that is not served by the existing public sewage
10 treatment system:

- 11
- 12 a. Must have sewer capability that meets the design specifications of the sewer district
13 systems for later connection; and
 - 14 b. Must connect to the public system within one year of such service becoming available
15 to the development.
16

17 2. All development subject to this section that is not served by an existing community Class
18 A water system must connect to the community Class A water system within one year of
19 such service becoming available to the development.
20

21 3. For all development subject to this section the applicant must execute and record with the
22 auditor a statement, binding on the owner, successors, heirs, and assigns, which provides that
23 the owner will not object to the formation of a utility local improvement district for water or
24 sewer.
25

26 4. Development and associated improvements and structures shall be located on the property
27 so that they shall not preclude future potential development at a density of four (4) units per
28 acre or greater.
29

30 5. Land divisions shall provide remainder lots that will allow an average density with the
31 division of four units or greater.
32

33 6. The following note shall be on the face of the plat of all subdivisions and short
34 subdivisions, and on all deeds filed as part of an exempt division:
35

36 This land division is located within an urban growth area. This land division
37 has been designed in a manner to allow the future redivision to achieve an
38 average density of four homes per acre.
39

40 7. Development applications are exempt from the requirements of subsections (B)(4) through
41 (6) of this section where:
42

- 43 a. Commercial development is both within a land use district that does not prohibit
44 residential development or limits it to accessory use, and the area available for future
45 development is less than 0.5 acre.

1 b. Residential development will achieve a residential density of four units per acre or
2 greater.

3
4 c. Development is within a land use district or density designation that has been indicated
5 on the official maps as not requiring planning to maintain the potential to develop
6 residential densities of four units per acre or greater. (Ord. 11-2000 § 5; Ord. 2-1998 Exh.
7 B § 6.22)
8

9 **Code revisor note - create a new Article IX in Chapter 18.30 SJCC.**

10
11 **New Article IX**
12 **Lopez Village Urban Growth Area**

13
14 **18.XX.XX Applicability of Article IX.**

15
16 **A.** Article IX provides specific land use regulations and development standards for the Lopez
17 Village urban growth area which are intended to implement the goals and policies of the Lopez
18 Village subarea plan, a component of the San Juan County Comprehensive Plan.

19
20 **B.** Where subarea specific regulations or development standards are not established, applicable
21 regulations in SJCC Title 18 shall apply.
22

23 **C.** In cases of a conflict, the goals and policies of the Lopez subarea plan and specific
24 regulations of Article IX prevail.
25

26 **18.XX.XXX Lopez Village Planning Review Committee.**

27
28 **A.** The Lopez Village Planning Review Committee (LVPRC) is established by the County
29 Council.
30

31 **B.** The LVPRC shall consist of five (5) members, all residents of Lopez Island appointed by the
32 County Council for terms of three (3) years each so that terms of all members do not coincide.
33 Terms of 1 member shall be for one (1) year from the date of adoption of the ordinance codified
34 in this chapter and the terms of 2 members shall be for a period of two (2) years from the
35 anniversary of the date of adoption and 2 for three (3) years from the anniversary of the date of
36 adoption.
37

38 **C.** The purpose of the LVPRC is to advise the department, planning commission and the County
39 Council on land use and development matters affecting the Lopez Village urban growth area.
40

41 **D.** The LVPRC shall have the authority to:

- 42
43 1. Review the Lopez Village subarea plan and development regulations at least once every
44 five (5) years from the date of adoption. The LVPRC may recommend amendments
45 following SJCC 18.90.050 to more effectively achieve the purposes and policies of the Lopez
46 Village subarea plan.

1 2. Provide early design guidance to persons proposing development in the Lopez Village
2 urban growth area.

3
4 3. Review and provide comments to the director on proposed development and project
5 permit applications, and environmental determinations issued according to the State
6 Environmental Policy Act for proposed developments in the Lopez Village urban growth
7 area;

8
9 4. Monitor applications and permits for development within Lopez Village urban growth
10 area to enable effective implementation of the Lopez Village subarea plan;

11
12 5. Hold regular meetings with County representatives and utility providers for the exchange
13 of information about plans for the extension of services or improvements to facilities within
14 Lopez Village subarea plan; and

15
16 6. The LVPRC may address parking issues or may establish a parking subcommittee.
17 Membership on the subcommittee is by appointment of the County council. The
18 subcommittee is comprised of up to five (5) members: two (2) representing the general
19 public; two (2) LVPRC members; and one (1) contributor to the fee-in-lieu parking fund,
20 once available. The LVPRC may advise the County council or the fund administrator on
21 parking fund issues.

22
23 7. Make recommendations to the director regarding the intent or meaning of the provisions
24 of the LVSP or development regulations affecting Lopez Village urban growth area; and

25
26 8. Fulfill the above responsibilities or other responsibilities directed by County council in
27 accordance with bylaws for conduct for committees adopted by the County council.

28
29 **18.XX.XXX Lopez Village urban growth area densities, and density bonuses.**

30
31 **A.** The base density in the Lopez village residential designation is up to six (6) dwelling units per
32 acre. The village commercial designation has no base density.

33
34 **B.** All development subject to this section that is not served by the existing public sewage
35 treatment system:

36
37 1. Must have sewer capability that meets the design specifications of the sewer district
38 systems for later connection; and

39
40 2. Must connect to the established urban growth area water purveyor within one year of
41 such service becoming available to the development.

42
43 **C.** All development subject to this section that is not served by a designated community Class A
44 water system must connect to one within one year of such service becoming available to the
45 development.

1 **D.** For all development subject to this section, the applicant must execute and record with the
2 auditor a statement, binding on the owner, successors, heirs, and assigns, which provides that the
3 owner will not object to the formation of a utility local improvement district for water or sewer.
4

5 **E.** Development and associated improvements and structures shall be located on the property in
6 the village residential designation so that they shall not preclude future potential development at
7 a minimum density of six (6) units per acre.
8

9 **F.** Land divisions in the village residential designation shall provide remainder lots that will
10 allow an average density with the division of six (6) units per acre or greater. The following note
11 shall be on the face of the plat of all subdivisions and short subdivisions and on all deeds filed as
12 part of an exempt division:
13

14 This land division is located within an urban growth area. This land
15 division has been designed in a manner to allow the future redivision
16 to achieve an average density of six homes per acre.
17

18 **G.** Development applications are exempt from the requirements of subsections (E) and (F)
19 of this section where:
20

- 21 1. Commercial development is within the village commercial designation.
22
- 23 2. Residential development will achieve a residential density of six (6) units per acre or
24 greater in the village residential designation.
25
- 26 3. Development is within the village commercial and village institutional designations that
27 do not require planning to maintain the potential to develop a residential density of six (6)
28 units per acre or greater.
29

30 **H.** A density increase of up to a maximum of twelve (12) units per acre may be approved for a
31 residential development in the village residential designation provided the following
32 requirements are met:
33

- 34 1. An application for a planned unit development as provided in SJCC 18.80.160 is required
35 and the development satisfies the requirements of SJCC 18.60.220.
36
- 37 2. A two (2) unit per acre density bonus may be approved if water conservation features are
38 included in the design of the project and the applicant can demonstrate that the water
39 conservation features will reduce demand by fifteen (15) percent from the water purveyor's
40 average annual usage for each equivalent residential unit.
41
- 42 3. A two (2) unit per acre density bonus may be approved if a minimum of two (2)
43 affordable housing units are provided, a three (3), four (4), five (5) or six (6) unit per acre
44 density bonus may be approved if a minimum of three (3), four (4), five (5) or six (6)
45 affordable housing units are provided. Affordable housing for this section means perpetual

1 affordability for low and moderate income households as most recently defined by the U.S.
2 Department of Housing and Urban Development. See SJCC 18.60.240.

3
4 4. The density bonus for affordable housing and the density bonus for water conservation
5 may be combined to provide a density bonus of six (6) per acre, which when combined with
6 the underlying density of six (6) units per acre would result in a maximum of twelve (12)
7 dwelling units per acre.

8
9 **18.XX.XXX Lopez Village urban growth area resource buffer.**

10
11 A. A resource buffer of at least fifty (50) feet shall be maintained from the boundary of any
12 property designated on the official map as agricultural resource land.

13
14 B. New structures for a residential or commercial occupancy that provides lodging or food
15 service to visitors are not allowed within the resource buffer.

16
17 **Staff: For consistency with Planning Commission recommendation to eliminate split zoned**
18 **parcels**

19
20 ~~**18.XX.XXX—Lopez Village urban growth area split land use designations.**~~

21
22 ~~A. If a lot has multiple land use designations, each separately designated portion of the lot may~~
23 ~~be developed, subdivided, or used consistent with the applicable use regulations for its~~
24 ~~designation; provided, that each separately designated portion of the lot meets all applicable San~~
25 ~~Juan County Code requirements.~~

26
27 ~~B. Subdivisions allowed under this section shall occur within or along the land use designation~~
28 ~~boundary line. They shall not result in lots with multiple land use designations.~~

1 **18.XX.XXX Allowed and prohibited uses in Lopez Village urban growth area.**

2 A. Allowable and prohibited uses in Lopez Village urban growth area are established in
 3 Table 18.30.XXX below, except as modified by SJCC 18.60.220(D) for planned unit
 4 developments.

5
 6 **Table 18.30.XXX Land use table – Lopez Village urban growth area land use designations.**

How to use this Table

This table displays Lopez Village urban growth area land use designations and classifies uses allowed and prohibited uses. The information in the table is modified by the table footnotes and the following bullets:

- A location may have a multiple designation; such as when the Shoreline Master Program (SMP) or another overlay district applies to the location. Shoreline jurisdiction designations use some of the same names as the uplands land use designations; however, where allowable uses differ between the uplands and shorelines designations, compliance with the SMP is also required.
- All regulations in this code apply to the uses and activities listed in these tables. To determine whether a particular use or activity can occur in a land use designation and location, all relevant regulations must be consulted in addition to this table.

Lopez Village urban growth area Land Use Designations

VC = Village commercial

VR = Village residential

VI = Village institutional

Categories of Uses

Y = Uses allowed outright (i.e., without a project permit), subject to applicable development standards. If a building or other construction permit is required, this use is subject to administrative consistency review; see SJCC 18.80.070.

P = Provisional use (a project permit) subject to the applicable development standards, public notice, and permit processing procedure.

P/C = After review of SJCC 18.80.090 and Table 8.2, the director will determine whether a provisional or conditional use permit will be required.

C = Conditional use (a project permit), subject to public notice and permit hearing procedure; see SJCC 18.80.100.

N = Uses that are prohibited.

7

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
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
Camping facilities	N	N	N
Family day care (1-12 children)	Y	Y	C
Day care center (12 or more children)	P	Y	N
Day care, adult (1 – 8 adults)	Y	Y	C
Drinking establishment (No drive thru)	Y	N	N
Eating establishment (No drive thru)	Y	N	N
Hostel	Y	Y	C
Hotel/Motel	Y	N	N
Indoor entertainment facility ⁴	C	C	N
Mobile food vending units, temporary	Y	Y	N
Nursing homes (1-8 persons)	N	C	C
Personal and professional services	Y	N	N
Personal wireless service facilities, co-located on an existing, permitted stand-alone tower, or mounted to the surface of an existing structure	P	P	C ⁽¹⁰⁾
Personal wireless service facilities mounted on a building which meets the height standards of the land use designation, or facilities camouflaged or disguised as an allowable exemption to the height standard	P	P	C
Personal wireless service facilities, other	C	P	N

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Resorts and camps, new	N	N	N
Retail sales and services	P	N	N
Warehouse, mini-storage, and moving storage facilities	N	N	N
Unnamed commercial uses	C	N	N
Industrial Uses			
Bulk fuel storage facilities	N	N	N
Concrete and concrete batch plants	N	N	N
Construction yards	N	N	N
Feedlots	N	N	N
Garbage and solid waste transfer stations	N	N	N
Heavy equipment rental services	N	N	N
Heavy industrial	N	N	N
Light industrial	N	N	N
Light manufacturing that has no more impacts from vibrations, noise and odor than general office use	P	N	N
Lumber mills, stationary	N	N	N
Outdoor storage yards	N	N	N
Reclamation of mineral extraction sites	N	N	N
Recycling collection/processing	N	N	N
Recycling collection	P	N	N
Resource processing accessory to extraction operations	N	N	N
Mining and mineral extraction activities	N	N	N
Wholesale distribution outlet	N	N	N

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Wrecking and salvage yards	N	N	N
Storage and treatment of sewerage, sludge and septage	N	N	N
Unnamed industrial uses note	N	N	N
Institutional Uses			
College or technical school/adult education	P	Y	N
Community club or community organization assembly facility	C	C	N
Emergency services	P	P	N
Government offices	P	P	N
Institutional camps	N	N	N
Library	Y	Y	N
Museum	Y	Y	N
Post office	Y	Y	N
Religious assembly facility	P	Y	N
School, primary and secondary	Y	Y	N
Unnamed institutional uses	C	C	C
Recreational Uses			
Camping facilities in public parks	N	N	N
Indoor recreation facilities	P	C	N
Outdoor recreation development, low impact ⁵	P	P	C
Parks, low impact ⁵	P	P	C
Playing fields, low impact ⁵	N	N	N
Recreational vehicle parks	N	N	N
Outdoor shooting ranges	N	N	N

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
Alternative A August 3 rd Version: Neighborhood enterprise	Y	N	C ¹⁵
Alternative B: LVPRC and Planning Commission Recommendation for Council Hearing: Neighborhood enterprise	<u>Y</u>	<u>N</u>	<u>C</u>
Farm worker accommodations	N	N	N
Farm – stay	N	N	N
Home occupation	Y	N	Y
Mobile home parks ⁽⁶⁾	N	N	C
Multifamily residential units (3+ units)	Y	N	Y
Single-family residential unit, stand-alone	N	N	Y
Two-family residential (duplex), stand-alone	N	N	Y
Live-work units ⁸	Y	N	N
Unnamed residential uses	C	N	C
Vacation rental of residence or accessory dwelling unit	Y	N	P
Vacation rental in a commercial building	Y	N	N
Transportation Uses			
Airfields	N	N	N
Airports	N	N	N
Airstrips	N	N	N
Hangars	N	N	N
Helipads associated with a medical clinic	Y	N	N

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Ferry terminal	C	N	N
Parking lots, commercial	N	N	N
Parking structures	N	N	N
Streets, public	Y	Y	Y
Trails and paths, public	Y	Y	Y
Unnamed transportation uses	P/C	Y	N
Utility Uses			
Commercial communication facilities ⁽⁹⁾	C	N	N
Commercial power-generation facilities	C	N	N
Community sewerage treatment facilities	P/C	N	N
Category “A” joint use wireless facility ⁽¹⁰⁾	P/C	Y	P/C
Category “B” joint use wireless facility	P/C	P/C	P/C
Storage and treatment of sewerage, sludge and septage systems other than lagoons	N	N	C
Utility distribution lines	Y	Y	Y
Utility facilities	Y	Y	Y
Utility substations	N	N	N
Utility transmission lines	N	N	N
Water storage tanks, community	P/C	P/C	P/C
Water treatment facilities	N	N	N
Desalination facilities	C	C	C
Unnamed utility uses	C	C	P/C

Land Use	Lopez Village ^{1, 2, 3}		
	VC ¹⁴	VI	VR ¹³
Agriculture and Forestry Uses			
Agricultural activities	Y	N	Y ⁽¹¹⁾
Forest practices, ⁽¹²⁾ no processing	N	N	Y
Lumber mills, portable maybe temporary	Y	N	P
Nurseries (retail only)	Y	N	N
Small-scale slaughterhouses	N	N	N
Unnamed agricultural and forestry uses	C	N	C

Notes:

1. All uses must be consistent with the goals and policies of the land use designation in which they are proposed to occur; the Land Use Element of the Comprehensive Plan, and the Lopez Village subarea plan.
2. A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is subject to the applicable provisions of Section 3 of the Comprehensive Plan and Chapter 18.50 SJCC, as well as the applicable provisions and permit requirements indicated in this table. Please refer to Chapter 18.50 SJCC for specific use regulations and regulations by shoreline environment; see also SJCC 18.80.110 for shoreline permit requirements.
3. Overlay districts provide policies and regulations in addition to those of the underlying land use designations for certain land areas and for uses that warrant specific recognition and management. For any land use or development proposed to be located entirely or partly within an overlay district, the applicable provisions of the overlay district shall prevail over any conflicting provisions of the UDC.
4. Indoor entertainment centers may not exceed six thousand (6,000) square feet.
5. Low impact facilities shall not include stadium lighting, permanent goalposts, grandstands, concession stands, or artificial turf.
6. This row is to be only used for the development of mobile home parks that will use additional density allotted through a transfer-of-development-rights (TDR) program. Otherwise, a mobile home park must meet the requirements of the subdivision regulations of Chapter 18.70 SJCC. For a platted mobile home park, allowable uses are indicated by the row "Single-Family Residential Unit."
7. Owners or persons responsible for any horse, sheep, swine, donkey, goat, or other grazing animal, shall not allow the animal to go at large in any public road or place. Such animals may only be housed on lots that are five (5) acres or larger. Rooster shall not be allowed in the Lopez Village urban growth area.
8. When associated with a mixed-use building, the residential unit or units must be located on the second floor to allow commercial development on the bottom floor, except that residences may be placed behind the commercial portion of the building on the first floor. The ratio of residential floor to commercial floor area allowed is fifty percent (50%).
9. To minimize commercial developments on lands designated village residential, wireless facilities other than joint use wireless facilities must be accessory to a legal conforming or nonconforming structure and cannot be the primary land use.
10. Though a project permit is not required, facilities are subject to the requirements for joint use wireless facilities in Chapter 18.40 SJCC.
11. Agricultural activities are allowed except for "agricultural processing, retail and visitor serving facilities for products" in the village residential designation.

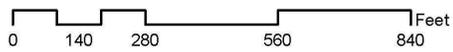
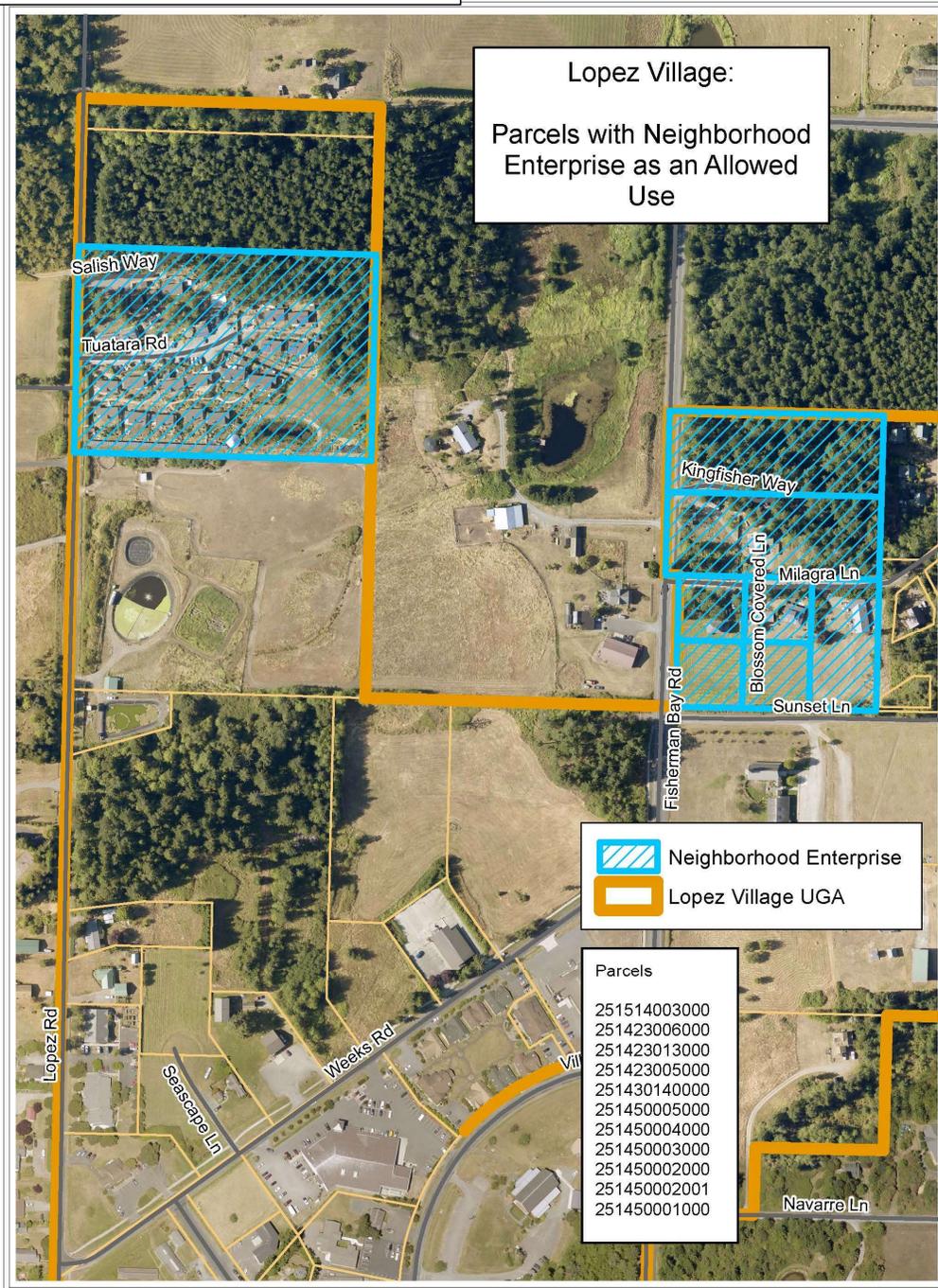
- 1 12. Forest practices including timber harvesting, except for Class IV General are regulated by the Washington
- 2 Department of Natural Resources (see SJCC 18.40.120 through 18.40.180).
- 3 13. In Lopez Community Land Trust planned developments, small-scale agricultural activities, commercial uses,
- 4 home occupations, and cottage industries are allowed with the approval of the Land Trust administration.
- 5 14. Commercial businesses must be operated in a way that will prevent unreasonable disturbance to area residents
- 6 and that complies with San Juan County Code. No use of the property shall be made that produces
- 7 unreasonable vibration, noise, dust, smoke, odor or electrical interference to the detriment of adjoining
- 8 properties.

9 **Note 15 only pertains to Neighborhood Enterprise Alternative A** 15. In the village residential designation, only
10 properties identified by the following tax parcels are eligible for neighborhood enterprises:

- 11 251514003000
- 12 251423006000
- 13 251423013000
- 14 251423005000
- 15 251430140000
- 16 251450005000
- 17 251450004000
- 18 251450003000
- 19 251450002000
- 20 251450002001
- 21 251450001000
- 22
- 23
- 24
- 25



Neighborhood Business Alternative A



Drawn By: Adam Zack
 Drawn on: July 25, 2018

DRAFT

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18.XX.XXX Lopez Village urban growth area setbacks and dimensional standards.

Table XX.XX.XXX Lopez Village urban growth area setbacks and dimensional standards.

Development Standard	Land Use Designation		
	Village Commercial	Village Institutional	Village Residential
Setbacks^{1 - 6}			
Front or Road ^{3,4,5}	Maximum of five (5) feet ⁶	Minimum of five (5) feet	Minimum of five (5) feet
Side	IRC or IBC* As applicable	IRC or IBC* As applicable	IRC or IBC* As applicable
Rear	Minimum of ten (10) feet	Minimum of ten (10) feet	Minimum of ten (10) feet
Rear - for Lopez Village Association Plat Block A and lots 21-23 in the village commercial designation	IRC or IBC* As applicable	NA	NA
Maximum Building Dimensions and Impervious Surface			
Maximum building footprint per building ^{7, 8, 9}	Six thousand (6,000) square feet	Six thousand (6,000) square feet	Three thousand (3,000) square feet
Height ¹⁰	Thirty-five (35) feet	Thirty-five (35) feet	Thirty-five (35) feet
Maximum impervious surface ^{11, 12}	Sixty-five percent (65%)	Sixty-five percent (65%)	Forty percent (40%)

3 * IRC: International Residential Code. IBC: International Building Code

4 Notes:

- 5 1. Fences, are exempt from setback requirements, except when they impair sight lines at intersections, as determined
- 6 by the County engineer.
- 7 2. Setbacks do not apply to mailboxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping
- 8 (including berms), utility apparatus such as poles, wires, pedestals, manholes, water pipes, water valves and
- 9 vaults, at grade walkways, patios and driveways, and other items as approved by the administrator.
- 10 3. Setbacks from roads shall be measured from the margin line of the road right-of-way. This measurement shall be
- 11 to a line parallel to and measured perpendicularly from the appropriate line. Side and rear setbacks are measured
- 12 from the edge of the property in the same manner as street setbacks.
- 13 4. The maximum front or road setback may be reduced in village commercial district by the director after a
- 14 recommendation is received from the Lopez Village Planning Review Committee. The criteria for administrative
- 15 approval may include unique topographical circumstances, minimization of environmental or cultural resource
- 16 impacts, or greater compatibility with existing development and design features.
- 17 5. Road right-of-way setbacks may be waived, by the director after a recommendation is received from the County
- 18 engineer, when the presence of shoreline setbacks, property lines, topography, or other restrictions make it
- 19 unreasonable to construct a structure without encroaching into the road right-of-way setback.

- 1 6. Entry features such as sheltered entrances and covered decks and gathering spaces are exempt from this
2 requirement.
- 3 7. The building footprint will be determined by the horizontal area enclosed by the exterior wall line and contiguous
4 roofline excluding porches and decks that extend no more than ten (10) feet from the exterior wall line that is
5 closest to the average or natural grade.
- 6 8. Porches and decks that extend more than ten (10) feet from exterior wall line or exceed three hundred (300) square
7 feet cumulatively will be included in overall footprint except for those used as gathering spaces.
- 8 9. Footprints between four thousand and one (4,001) square feet and six thousand (6,000) square feet may be
9 approved with a conditional use permit. The Lopez Village Planning and Review Committee may make a
10 recommendation on the proposal to the director for inclusion in the staff report.
- 11 10. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles,
12 skylights, communication sending and receiving devices, HVAC and similar equipment, and spires associated
13 with places of worship are exempt from height requirements.
- 14 11. Green roofs and pervious pavement will not be included in calculations of impervious surface for the purposes of
15 this table.
- 16 12. The maximum impervious surface requirement applies to all parcels in the Lopez Village urban growth area
17 except for the Lopez Village Association PUD Block A. Block A is allowed 100 percent full buildout.

18 **18.30.XXX Fences.**

19
20 Fences in Lopez Village urban growth area maybe up to eight (8) feet in height. Only the bottom
21 three (3) feet of the fence may be made of solid construction. The remainder of the fence should
22 allow light and air flow.

24 **18.30.XXX Artisan activities.**

25
26 Artisan activities must:

- 27
28 **A.** Be conducted in buildings that are two thousand (2,000) square feet or less which offer retail
29 sales;
- 30
31 **B.** Be located on, or developed to provide visual buffers such as landscape or fencing between
32 outdoor activities and roads, except for outdoor patios used for food and beverage service;
- 33
34 **C.** Not use equipment or material which produces unreasonable vibration, noise, dust, smoke, or
35 electrical interference to the detriment of adjoining property; and
- 36
37 **D.** Employ or contract with no more than the equivalent of six (6) full-time persons. No more
38 than nine (9) employees shall be on site at one time.

40 **18.30.XXX Hostels.**

- 41 **A.** The owner or lessee of the hostel shall provide notice to the guests regarding rules of conduct
42 and their responsibility.
- 43
44 **B.** Owners of hostels must file a twenty-four (24)-hour contact phone number with the
45 department and county sheriff.
- 46 **C.** Hostels shall provide bicycle parking facilities that comply with SJCC 18.60.130.

47

1 D. Hostels shall utilize shared parking options when feasible as permitted by section X of this
2 ordinance.

3
4 E. Parking standards may be modified by the director upon approval of an alternative parking
5 plan that meets the needs of the hostel.

6
7 **PC recommended version in red below:**

8
9 **18.30.XXX Mobile food vending units.**

10
11 ~~A. Mobile food vending units are allowed on a property for a period not to exceed three (3) days~~
12 ~~per event for a maximum of four (4) events per calendar year, except when located wholly or in~~
13 ~~part within shoreline jurisdiction, they may be conducted only for a period not to exceed twenty-~~
14 ~~four (24) hours per event and a maximum of four (4) events per calendar year.~~

15
16 ~~B. Mobile food vending units are allowed to be located on private or public property. The~~
17 ~~written permission of the property owner is required prior to set-up.~~

18
19 ~~C. Mobile food vending units are not allowed to be located within fifty (50) feet of the main~~
20 ~~entrance of an existing restaurant during its business hours unless the restaurant owner provides~~
21 ~~written permission to the operator of the unit.~~

22
23 ~~D. Mobile food vending units must be placed at least five (5) feet from driveways, sidewalks,~~
24 ~~utility boxes, accessibility ramps, and building entrances or exits.~~

25
26 Mobile food vending units:

27 A. Are allowed in the Village Commercial and Village Institutional designations in
28 accordance with SJCC 18.XX.XXX (Note: Lopez Village land use table).

29
30 B. Area allowed as a temporary event in the Village Residential designation per 18.80.060.

31
32 C. May be located on private or public property except as prohibited by the street vending
33 regulations in Chapter 5.08 SJCC.

34
35 D. Shall comply with the County's food service health regulations in Chapter 8.04 SJCC and
36 State health regulations in Chapter 264-215 of the Washington Administrative Code;

37
38 E. Must be placed at least five (5) feet from driveways, sidewalks, utility boxes,
39 accessibility ramps, and building entrances or exits.

1 **18.XX.XXX Live/work units in the village commercial designation.**

2
3 Live work/units are subject to the following:

4
5 **A.** A mixed-use concept plan must be submitted to DCD prior to a required pre-application
6 meeting.

7
8 **B.** Multiple live-work units may occur in one (1) structure.
9

10 **18.XX.XXX Neighborhood enterprise.**

11
12 The following standards apply to neighborhood enterprises:

13
14 **A.** The enterprise employs or contracts with no more than ten (10) persons on site.
15

16 **B.** The neighborhood enterprise supplements the residential use of a dwelling unit or multi-
17 family units. The residential function of the dwelling units and property shall be maintained.
18 The owners or operator of the neighborhood enterprise must reside on the parcel.
19

20 **C.** A neighborhood enterprise may operate out of existing or new buildings that comply with
21 Chapter 15.04 SJCC. (*Note: Construction Codes*).
22

23 **D.** If one or more structures accessory to a single-family residence or multi-family unit is used
24 for the conduct of the neighborhood enterprise, the total use area in accessory structures devoted
25 to it shall not exceed 2,500 square feet in area on parcels two acres or less in size, except for
26 existing accessory buildings constructed before the effective date of this code.
27

28 **E.** Sales and services related to the neighborhood enterprise are allowed. Small scale exterior
29 display of goods for sale shall be allowed in an area not to exceed four by six feet (4' x 6').
30 Drive through windows are not allowed.
31

32 **F.** Outdoor storage areas exceeding five hundred (500) square feet shall not be visible from
33 adjacent properties or rights-of-way. They must be visually screened by fencing, existing
34 vegetation or landscaping that complies with SJCC. 18.XX.XXX (*landscaping code*).
35

36 **G.** No more than two signs are allowed. No sign may be larger than two square feet, internally
37 illuminated, or made of reflective material.
38

39 **H.** The impacts of the neighborhood enterprise must not:

40
41 1. Increase the one-hour average background sound level by more than two (2) decibels at the
42 property boundary.
43

44 2. Generate traffic that would exceed twenty (20) round trips per day if the use is located on a
45 local access road or a non-surfaced minor collector road; fifty (50) round trips per day if

1 located on a surfaced minor collector road; or one hundred (100) round trips per day if located
 2 on and access is permitted from Fisherman Bay Road.

3
 4 3. Have visible parking spaces except from Fisherman Bay Road or other major collector.
 5 Parking shall otherwise be screened from view from adjoining properties by a “Type A”
 6 landscaping screen in accordance with SJCC 18. XX.XXX (LV landscaping requirements) or
 7 visual fencing.

8
 9 **I.** Applications for proposed neighborhood enterprises must include the following information
 10 addition to the general land use application requirements:

- 11
 12 1. A complete project narrative that describes the business proposal including:
 13
 14 a. the size, scale and intensity relative to the residential development on the lot;
 15 b. hours, days, times of operation;
 16 c. the number of employees;
 17 d. the number of anticipated vehicular trips per day;
 18 e. the number of required parking spaces and how the proposal will meet those
 19 requirements;
 20 f. the proposed ingress and egress;
 21 g. location of proposed clearing, grading or vegetation removal;
 22 h. the use of any existing buildings and the size;
 23 i. location and use of any proposed structures;
 24 j. provisions for storage, type, use;
 25 k. description of and location of lighting and lighting requirements in SJCC 18.XX
 26 section X;
 27 l. description and location of landscaping that meets the requirements in SJCC 18.XX
 28 section X; and
 29 m. explanation of how the use will be located, designed and operated so as to not
 30 interfere with neighboring properties.
 31 2. Proposals to mitigate any neighborhood impacts.

32
 33 **J.** The director may condition the permit to address possible adverse impacts associated with the
 34 neighborhood enterprise.

35
 36 **K.** The owner(s) of a neighborhood enterprise shall certify compliance with the performance
 37 standards in subsections (A) through (H) of this section, at the time the business commences,
 38 every five years, and at the time of sale of the property. Written certification shall be submitted
 39 to the department in a format approved by the administrator that references the permit number.

40
 41 **18.XX.XXX Signs.**

42
 43 **A.** The following signs are exempt from the regulations contained in subsections B through D:

- 44
 45 1. Signs required by law, and flags of national and state governments.
 46
 47 2. “No Hunting” and “No Trespassing” signs smaller than two (2) square feet.

1
2 3. Political signs. ~~that are erected no more than forty-five (45) days prior to an election and~~
3 ~~are removed by the candidate or landowner no more than seventy-two (72) hours following~~
4 ~~an election terminating candidacy. Political signs shall not exceed six (6) square feet in area.~~
5

6 4. Special event signs for periods not to exceed thirty (30) total days in a calendar year in
7 the village commercial and village institutional designations.
8

9 5. Public notice signs.

10 6. Traffic signs and traffic control devices and signals.

11 7. Temporary holiday decorations.

12 8. One temporary construction sign of up to fifteen (15) square feet in area for a period not
13 to exceed twelve (12) consecutive months.
14

15 9. House numbers.

16 10. Temporary garage sale signs posted for a period of four (4) days.
17

18
19
20
21
22 **B.** Exterior signs in all Lopez Village urban growth area designations are subject to the
23 following:
24

25 1. Neon signs, signs that are illuminated from within, and signs or portions of signs that
26 move, flash, or are otherwise animated are prohibited.
27

28 2. Revolving signs, moored balloons, or other floating signs tethered to the ground or
29 structure, signs with kinetic components, and digital or LED lighted signs are prohibited.
30

31 3. Only indirect or bare-bulb lighting sources that do not produce glare may be used to
32 illuminate signs. All illumination shall be steady and stationary. Internal illumination
33 shall not be used.
34

35 4. Permanent signs must be made of durable materials.
36

37 **C.** The following general sign regulations apply to signs in the village commercial and village
38 institutional designations:
39

40 1. Signs must be related to a business, service, or event or within Lopez Village urban
41 growth area.

42 2. Except for multi-tenant properties regulated by subsection (11) below, each building or
43 land use activity will be allowed three (3) signs. A sign face area of forty-five (45) square
44 feet is allowed.
45

1 3. The maximum size of any sign in village commercial and institutional designations is
2 fifteen (15) square feet.

3
4 4. Signs must be oriented toward pedestrian trails or abutting roads.

5
6 5. Window signs shall not be made of opaque materials that obscure views into and out of
7 the window.

8
9 6. Awnings and canopies with letters, wording, or symbols, and/or those covered with
10 translucent material are considered signs. Signs on awnings and canopies must be on the
11 valance, the portion parallel to the window. Internal illumination of awnings and canopies is
12 not permitted except when concealed to provide directional light needed to illuminate
13 sidewalks or storefronts.

14
15 7. Projecting signs must be mounted perpendicularly to a building or column and allow
16 eight (8) feet of overhead clearance above public walkways. They may be no larger than six
17 (6) square feet.

18
19 8. No sign mounted on a building shall extend above or beyond the eave, rake, or parapet of
20 the wall on which it is mounted.

21
22 9. Wall mounted signs must not project more than six (6) inches from the building wall.
23 The size of signs painted on buildings shall be measured by the smallest polygon enclosing
24 the letters and symbols of the sign.

25
26 10. One (1) of the three (3) signs allowed in subsection (C)(2) above may be a freestanding
27 sign. One freestanding sign no taller than six (6) feet is permitted per lot. Freestanding signs
28 must be placed near the public right-of-way where feasible and may not obstruct pedestrian
29 pathways.

30
31 11. On multi-tenant properties, a master signage plan shall be developed for review by the
32 director and Lopez Village Planning and Review Committee (LVPRC). If used, a multi-
33 tenant sign shall group signage for the tenants in a single unified design. The multi-tenant
34 sign shall count towards one (1) of two (2) signs allowed per tenant. A multi-tenant sign may
35 be up to fifteen (15) square feet. Other tenant signs may be up to six (6) square feet. The
36 master signage design shall be submitted to the director who will forward the plan to the
37 LVPRC for a review and recommendation. The director shall make the decision based on a
38 review of size, scale and location of the proposal.

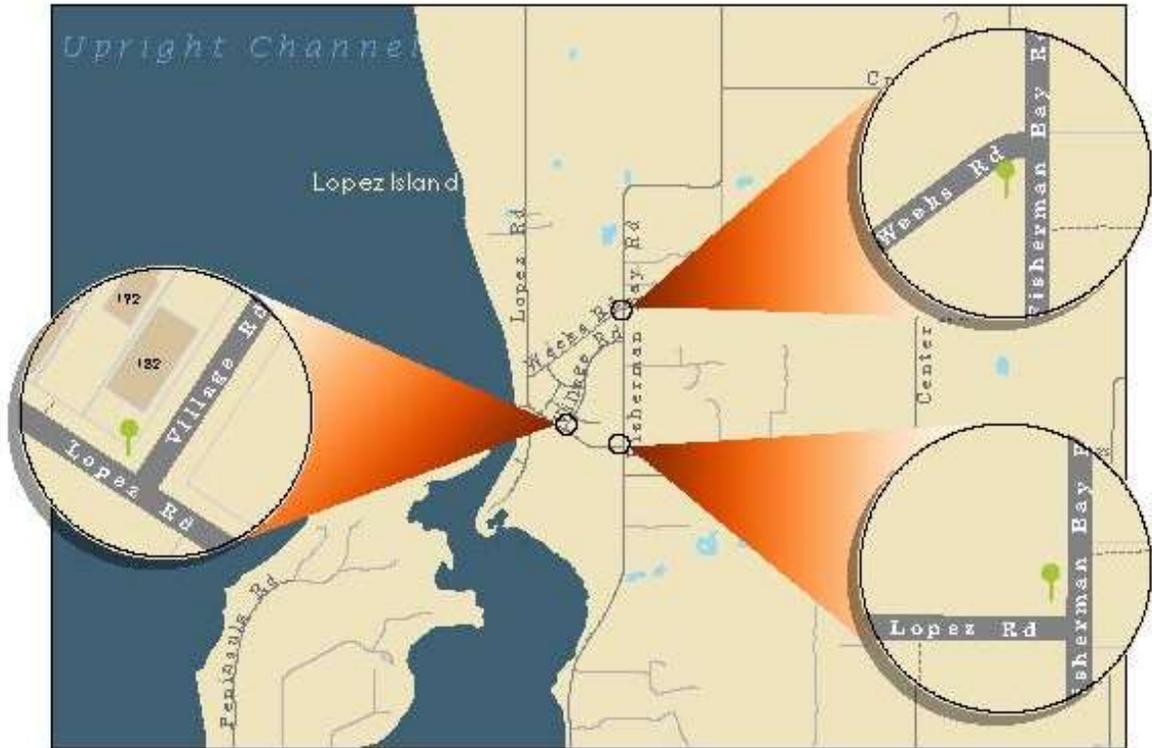
39
40 12. Off-premise signs are prohibited, except as allowed below:

41
42 a. Temporary off-premise, outdoor commercial signs such as a-frame sandwich boards
43 are permitted for a maximum of five (5) consecutive days on designated sign pads in
44 the public right-of-way at the following intersections:

45
46 i. Southwest corner of Weeks and Fisherman Bay roads;
47

- 1 ii. Northwest corner of Lopez and Fisherman Bay roads; and
- 2
- 3 iii. Northwest corner of Lopez and Village roads.
- 4
- 5

Figure X. Permitted locations for outdoor commercial signs.



6

7 b. Directional signs are allowed in Lopez Village urban growth area if they:

8

9 i. Provide direction to geographical places (e.g., Spencer Spit). They may only be

10 placed at intersections and may be no larger than four (4) inches by twenty-four (24)

11 inches (4" x 24") unless they are part of an island-wide sign program and receive

12 written approval by the director and County engineer who may approve signs up to

13 six (6) inches by forty-two (42) inches after evaluating locational and site-specific

14 circumstances.

15

16 ii. Provide direction to other major public destinations (e.g., and post offices).

17 They may be up to four (4) inches by twenty-four (24) inches (4" x 24") and are

18 permitted at intersections subject to a review by the director, LVPRC, and County

19 engineer. The proponent must demonstrate that a sign or signs are necessary due to

20 unusual circumstances.

21

22 iii. For approval under subsections (12)(a) and (b) above, a letter of request must be

23 submitted to the director that identifies the sign purpose, size, and intersection(s)

24 where signs are proposed, as well as any special circumstances that make the sign

25 necessary.

1 iv. Directional signs of up to six inches by forty-two inches (6” x 42”) are
2 permitted in public parks and County land bank preserves.
3

4 **D.** When permitted, signs in the village residential designation shall comply with the following:
5

6 1. One (1) sign up to two (2) square feet is permitted to advertise or identify a home
7 occupation or cottage industry. It may not be internally illuminated or made of reflective
8 materials.
9

10 2. The sign may be mounted on the residence or freestanding. Freestanding signs may not
11 be placed higher than three (3) feet above grade.
12

13 **E.** Deviations from these sign regulations may be permitted subject to the following:
14

15 1. A written proposal is submitted to the director that identifies the code section proposed to
16 be varied, the purpose and need for the deviation including any geographical, topographical,
17 or existing development conditions that support a change.
18

19 2. The director will forward the proposal to the Lopez Village Planning and Review
20 Committee for a review and a recommendation to the director.
21

22 3. The director will consider the LVPRC’s recommendation and make a decision regarding
23 the proposal after considering site and development circumstances.
24

25 **18.XX.XX Lighting.**
26

27 **A.** The basis for these lighting regulations is the low ambient lighting standards, LZ1 from the
28 *2011 Joint IDA-OES Model Lighting Ordinance (MLO)*. Lighting allowances are based on
29 lumens, a unit of measure used to quantify the amount of light produced by a lamp (the source of
30 optical radiation; i.e. lamp, bulb, tube, etc.), or emitted from a lighting fixture.
31

32 **B.** These regulations are intended to:
33

34 1. Permit the use of outdoor lighting that does not exceed minimum levels recommended for
35 night-time safety, utility, security, productivity, enjoyment and commerce;
36

37 2. Minimize adverse off-site impacts such as light trespass, glare and obtrusive light;
38

39 3. Minimize light pollution, reduce sky glow and improve stargazing;
40

41 4. Protect wildlife from the adverse effects of night lighting; and
42

43 5. Conserve energy and resources.
44

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

1 **D.** The following are prohibited within Lopez Village:
2

- 3 1. Lighting in which any single lighting fixture exceeds twenty thousand (20,000) lumens or
4 the total lighting load of all fixtures exceeds one hundred sixty thousand (160,000) lumens;
5
6 2. Aerial lasers;
7
8 3. Searchlights and spotlights;
9
10 4. Landscape lighting; and
11
12 5. Shielded directional flood lighting.
13

14 **E.** The following general lighting standards apply in the Lopez Village urban growth area:
15

- 16 1. All outdoor lighting shall be installed in conformance with this section, and applicable
17 sections of the County's construction and electrical codes.
18
19 2. Exterior lighting shall be limited to the maximum lumens allowed for each site and shall
20 be fully shielded. All light emitted must be projected below the horizontal plane through the
21 lowest light-emitting part of the fixture.
22
23 3. Exterior lighting shall be directed downward and away from adjoining properties, public
24 rights-of-way, and natural and wildlife habitats. Direct glare and reflection must be contained
25 within the boundaries of the parcel.
26
27 4. No lighting shall blink or flash.
28
29 5. All sources of radiation from lamps, bulbs, tubes, etc. are to be rated at no more than
30 three thousand (3,000) kelvin, the sources' temperature rating.
31
32 6. Lighting installed in parking areas shall be designed so that the light source is not visible
33 from adjacent property. Direct cutoff lights are recommended.
34

35 **F.** The total allowed site lumens for all commercial, institutional, mixed-use, or multiple-family
36 residential developments with common outdoor areas such as parking or garden areas shall be
37 determined by one of the following methods, as appropriate:
38

- 39 1. The parking space method may be used for properties having up to ten (10) parking
40 spaces. Using this method, the site is allowed four hundred and ninety (490) lumens for each
41 parking space, or
42
43 2. The hardscape area method may be used for all sites. Using this method, 1.25 lumens are
44 allowed per square foot of hardscape. Hardscape includes parking lots, drives, entrances,
45 curbs, ramps, stairs, steps, medians, walkways and nonvegetated landscaping improvements
46 and that are ten (10) feet or less in width. Additional lumens beyond the base allowance are
47 allowed for the following:

- 1 a. Four thousand (4,000) lumens per installed fuel pump at a service station; and
- 2
- 3 b. Up to six hundred (600) square feet of lumens at intersections of site driveways and
- 4 public roads calculated on one and one quarter (1.25) lumens per square foot.
- 5

6 **G.** Lighting for residential properties including multiple family residential properties without
7 common areas shall be fully shielded and shall not exceed one thousand two hundred sixty
8 (1,260) lumens for each fixture (i.e. the total lumens of each lamp times the number of lamps in a
9 lighting fixture). Exceptions and limitations are as follows:

- 10
- 11 1. One partly shielded or unshielded lighting fixture not exceeding four hundred twenty
- 12 (420) lumens is allowed at the main entry.
- 13
- 14 2. Lighting installed with a vacancy sensor, where the sensor extinguishes the light no more
- 15 than fifteen (15) minutes after the area is vacated.
- 16

17 **H.** Automatic switching controls shall be required in all new lighting fixtures to extinguish
18 lighting when sufficient daylight is available. Outdoor lighting shall be reduced by at least thirty
19 percent (30%), or lighting shall be extinguished by 7:00 p.m. between November 1 and March
20 15, and 9:00 pm between March 16 and October 31. Lighting reductions are not required for the
21 following:

- 22
- 23 1. Code required lighting for steps, stairs, walkways, and residential building entrances;
- 24
- 25 2. Motion activated lighting;
- 26
- 27 3. Lighting governed by a specific development or project permit in which times of operation
- 28 are specifically identified; and
- 29
- 30 4. Other uses determined by the director where lighting levels must be maintained for safety.
- 31

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

- 34
- 35 1. Lighting within a public right-of-way or easement for the purpose of illuminating roads
- 36 or trails;
- 37
- 38 2. Repairs to existing lighting fixtures for a period of up to ten (10) years after the date of
- 39 adoption of this ordinance.
- 40
- 41 3. Temporary lighting for theatrical, television, performance areas and construction sites,
- 42 and temporary seasonal lighting with individual lamps less than ten (10) watts and seventy
- 43 (70) lumens. Temporary lighting shall only be installed and operated for a period not to
- 44 exceed sixty (60) day. After sixty (60) days, the lighting shall be completely removed and not
- 45 operated again for at least thirty (30) days;
- 46

1 4. Lighting used during an emergency; and

2
3 5. Lighting required by state or federal law.

4
5 **J.** Whenever there is a new use of a property in the village commercial and institutional
6 designations, all outdoor lighting on the property shall be brought into compliance with these
7 regulations prior to the occupation of the changed use.

8
9 **K.** If a major addition to a use or structure occurs on a property in the village commercial or
10 institutional designations, lighting for the entire use or structure shall comply with the
11 requirements of this section. For purposes of this section, major additions include:

12
13 1. The addition of twenty-five percent (25%) or more of additional dwelling units, gross
14 floor area, seating capacity, or parking spaces, in a single addition, or in cumulative additions
15 that occur *after the effective date of this Ordinance, or*

16
17 2. The addition, modification or replacement of twenty-five percent (25%) or more of
18 outdoor lighting fixtures in a single addition, or in cumulative additions that occur after the
19 effective date of this ordinance.

20
21 **18.XX.XXX Landscaping.**

22
23 **A.** The landscaping standards in this section apply to all new development in the Lopez Village
24 urban growth area except:

25
26 1. Individual single family or duplex dwelling units;

27
28 2. Interior remodeling; and

29
30 3. Expansion of an existing use with twenty-five percent (25%) or less additional useable
31 floor area.

32
33 **B.** The landscaping requirements in SJCC 18.60.160 shall not apply in the Lopez Village urban
34 growth area.

35
36 **C.** Landscape plans shall be consistent with the goals and policies in the Lopez Village urban
37 growth area subarea plan. A landscape plan must be submitted with a project or development
38 permit when landscaping is required by this title. The landscape plan must be drawn on the same
39 base map as the development plans and have a minimum scale of one (1) inch = 30 feet (1" =
40 30'). The plan must include a narrative identifying the overall design concept and water
41 conservation measures. It must demonstrate compliance with the requirements of this section and
42 the goals and policies of the Lopez Village subarea plan. The landscape plan must depict:

43
44 1. Property lines;

45 2. Existing or proposed structures, driveways, parking lots, fences, and retaining walls or
46 other impervious surfaces;

- 1 3. Natural or manmade water features or bodies;
- 2 4. Designated recreational or other open space areas;
- 3 5. The acreage of the total landscape area;
- 4
- 5 6. All existing trees, vegetation, hydro zones and other landscape materials to be retained or
- 6 removed and labeled as such.
- 7
- 8 7. All proposed trees, vegetation, hydro zones and other landscape materials labeled as
- 9 such. (See Table X. Trees and vegetation allowed in Lopez Village urban growth area).
- 10
- 11 8. Identification of any hazard trees proposed to be removed. A hazard tree worksheet and
- 12 photographs must be attached to the landscape plan that include the name, contact
- 13 information and license number of the certified arborist that confirmed that the tree meets the
- 14 definition of “hazard tree” in SJCC 18.20.080.
- 15
- 16 9. Improvements or landscaping plans for areas where trees are proposed to be removed
- 17 beyond those needed for driveways, buildings, and views.
- 18
- 19 10. If trees are to be relocated, the following should also be depicted: (a) The current location
- 20 of each tree to be relocated (b) Proposed location of each relocated tree;
- 21
- 22 11. A legend including a separate key in table format that:
- 23
- 24 a. Identifies the types of plants, trees and vegetation for existing and proposed
- 25 landscaping and with numbering for each tree and hedgerow;
- 26
- 27 b. Identifies heritage or canopy trees;
- 28
- 29 c. Provides the diameter at breast height (at four and one-half (4.5) feet above the
- 30 ground) and canopy diameter or square footage of each tree; and
- 31
- 32 d. Identification of trees to be removed or to be relocated.
- 33
- 34 12. All structural measures included for water conservation and a description of a water
- 35 system that meets SJCC 18.60.020.
- 36

37 **D.** Applicants are encouraged to present their project and landscape plans to the LVPRC prior to
38 permit application. The Lopez Village Planning and Review Committee will make a
39 recommendation on the landscape plan to the director once a permit has been submitted. They
40 may recommend that the landscape plan be reviewed, or prepared by a qualified professional if
41 the applicant proposes modifications to the landscaping plan or finds that it is inconsistent with
42 the goals and policies of the Lopez Village subarea plan. For the purposes of this section a
43 “qualified professional” means a person with training and experience in landscape architecture or
44 a related field, or a certified arborist, in a related field. The qualified professional must have at
45 least three (3) years of related work experience.

46

1 **E.** Required landscaping must be installed no later than three (3) months after issuance of a
2 certificate of occupancy for the project or project phase. The decision-maker may extend this
3 time-frame to allow landscaping installation during the next appropriate planting season.
4

5 **F.** If the landscaping is not installed and inspected prior to occupancy, a financial guarantee and
6 associated agreement is required that meets meet the requirements of Chapter 18.80 SJCC, prior
7 to issuance of the certificate of occupancy or establishment of the use. The financial guarantee
8 and associated agreement shall cover a period of no less than six (6) months after the planting or
9 transplanting of vegetation to insure proper installation, establishment, and maintenance. The
10 director may extend this time-period to one (1) year if necessary to cover a planting and growing
11 season.
12

13 **G.** The director may authorize modifications to the landscaping requirements of this section that
14 meet the intent of the Lopez Village urban growth area subarea plan to:
15

- 16 1. Provide consideration of physical circumstances such as site topography and soils;
- 17 2. Allow alternative plants and trees that accomplish the purposes of the type of landscaping
18 required;
- 19 3. Conserve water through xeriscaping; and
- 20 4. Provide flexibility in the size of initial plantings.
21
22
23
24

25 A written request for a landscaping modification must be submitted to the director. The
26 director's decision must include written findings.
27

28 **H.** A written request to modify the landscaping requirements of the Lopez Village standard
29 detail plans may be submitted to the director. The director and County engineer may modify the
30 landscaping requirements on the standard detail plans upon good cause such as a physical
31 constraint. The director's decision must include written findings.
32

33 **I.** Landscaping and its support systems must be maintained for the life of the project.
34 Vegetation must not extend over walkways or driveways below a height of eight (8) feet above
35 grade. Maintenance must include:
36

- 37 1. Pruning and trimming of all landscape materials to maintain a healthy growing condition
38 or to prevent primary limb failure;
- 39 2. Replacement of dead, diseased, damaged, or missing plantings within three (3) months or
40 during the next planting season if the loss does not occur in a planting season. Dead,
41 diseased, or damaged trees specifically retained to provide wildlife habitat are exempt; and
42
- 43 3. Removal of trash and debris.
44

45 **J.** Water systems for landscaping shall meet the requirements of SJCC18.60.020.
46

1 **K.** Species listed on a Washington state or County noxious weed list are prohibited. Additional
 2 prohibited species are established in Table X below.

3

4 **Table X. Prohibited trees and vegetation in Lopez Village urban growth area.**

Scientific Name	Common Name	Reason
Ailanthus altissima	Tree of Heaven	San Juan County Class C Noxious Weed
Calocedrus decurrens	Incense Cedar	Alternate host for Gymnosporangium libocedri (Pacific Coast Pear Rust)
Crataegus monogyna	English Hawthorn	San Juan County Class C Noxious Weed Susceptible to Emerald Ash Borer
Fraxinus spp.*	Ash	
Ilex aquifolium	English Holly	San Juan County unregulated plant of concern
Juniperus spp.*	Juniper	Alternate host for Gymnosporangium sabiniae (Pear Trellis Rust)
Prunus laurocerasus	English Laurel	San Juan County unregulated plant of concern
Quercus palustris	Pin Oak	High maintenance due to low branching, not suitable for alkaline soils.
Sorbus spp.*	Mountain Ash	High disease susceptibility

5 *spp + species all species in a given genus.

6

7 **L.** Existing vegetation that meets the landscaping standards in this section may be used to meet
 8 landscaping requirements even if they are not identified in *Item Q Table X*.

9

10 **M.** Soil planting types and depth shall be sufficient for tree and vegetation planting. Landscaping
 11 must maintain ground stability.

12

13 **N.** Per Figure X Lopez Village tree planting plan and street tree schedule in subsection BB below and
 14 except in view corridors specified in the map below, hedgerows and shade canopies must be
 15 preserved or replanted to provide land use transitions and compliment the streetscape.

16

17 **O.** New development must retain heritage trees (trees fifty (50) years or older) identified in the
 18 Lopez Village subarea plan unless they are deemed hazard trees and a tree removal plan is
 19 approved by the department.

20

21 **P.** Trees may be spaced at irregular intervals to accommodate safe sight lines for driveways and
 22 intersections.

23

24 **Q.** Landscaping shall include the following as appropriate for the specific project:

25

26 1. A mix of evergreen and deciduous plants to maintain year-round color and interest;

27

28 2. On-site natural objects such as rocks, boulders and tree stumps;

1 3. Shrubs, grasses and other non-tree vegetation; and

2
3 4. Seating areas and public art.

4
5 R. Table X provides a list of trees and vegetation permitted in Lopez Village.

6
7 **Table X. Trees and vegetation allowed in Lopez Village urban growth area.**

Scientific name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<i>Arbutus menziesii</i>	Pacific madrona	Evergreen	Large tree		Yes	
<i>Pinus contorta</i>	Shore pine	Evergreen	Large tree	50 feet	Yes	
<i>Quercus garryana</i>	Garry oak	Deciduous	Large tree		Yes	
<i>Acer glabrum</i>	Douglas maple	Deciduous	Medium tree		Yes	
<i>Amelanchier alnifolia</i>	Serviceberry	Deciduous	Medium tree		Yes	
<i>Malus fusca</i>	Pacific crabapple	Deciduous	Medium tree		Yes	
<i>Oemalaria cerasiformis</i>	Indian plum	Deciduous	Small tree			
<i>Cornus serica</i>	Red twig dogwood	Deciduous	Shrub			
<i>Gautheria shallon</i>	Salal	Evergreen	Shrub		Yes	
<i>Lonicera involucrata</i>	Black twinberry	Deciduous	Shrub			
<i>Philadelphus lewisii</i>	Mock orange	Deciduous	Shrub			
<i>Ribes sanguinaria</i>	Red flowering currant	Deciduous	Shrub		Yes	
<i>Rubus parviflorus</i>	Thimbleberry	Deciduous	Shrub		Yes	
<i>Symphoricarpos albus</i>	Snowberry	Deciduous	Shrub		Yes	
<i>Achillea millefolium</i>	Yarrow	Deciduous	Groundcover		Yes	Yes
<i>Armeria maritima</i>	Sea thrift	Evergreen	Groundcover		Yes	
<i>Athyrium filix-femina</i>	Lady fern	Deciduous	Groundcover			
<i>Blechnum spicant</i>	Deer fern	Evergreen	Groundcover			
<i>Cerastium arvense</i>	Field chickweed	Deciduous	Groundcover			Yes
<i>Claytonia perfoliata</i>	Miner's lettuce	Deciduous	Groundcover			Yes
<i>Clinopodium douglasii</i>	Yerba buena	Deciduous	Groundcover		Yes	
<i>Danthonia californica</i>	California oatgrass	Deciduous	Groundcover		Yes	
<i>Dryopteris expansa</i>	Shield fern	Deciduous	Groundcover			
<i>Eriophyllum lanatum</i>	Oregon sunshine	Deciduous	Groundcover		Yes	
<i>Festuca rubra</i>	Red fescue	Deciduous	Groundcover		Yes	Yes
<i>Fragaria chiloensis</i>	Beach strawberry	Evergreen	Groundcover		Yes	
<i>Heuchera micrantha</i>	Small flowered alumroot	Deciduous	Groundcover		Yes	
<i>Leymus mollis</i>	Dune rye	Deciduous	Groundcover		Yes	
<i>Linnea borealis</i>	Twin flower	Deciduous	Groundcover		Yes	
<i>Maianthemum dilatatum</i>	Wild lily-of-the-valley	Deciduous	Groundcover			
<i>Maianthemum racemosa</i>	Star flowered Solomon's seal	Deciduous	Groundcover			
<i>Polystichum minutum</i>	Sword fern	Evergreen	Groundcover			
<i>Prunella vulgaris</i>	Selfheal	Deciduous	Groundcover		Yes	

Scientific name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<i>Sedum lanceolata</i>	Narrowleaved stonecrop	Evergreen	Groundcover		Yes	
<i>Sedum spathulifolium</i>	Broadleaved stonecrop	Evergreen	Groundcover		Yes	
<i>Tellima grandiflora</i>	Fringe cup	Deciduous	Groundcover		Yes	
<i>Viola adunca</i>	Spring violet	Deciduous	Groundcover			Yes
<i>Viola sempervivens</i>	Evergreen violet	Evergreen	Groundcover			Yes
<i>Araucaria araucana</i>	Monkey puzzle	Evergreen	Large tree			
<i>Cercidiphyllum japonicum</i>	Katsura	Deciduous	Large tree			
<i>Liquidambar styraciflua</i>	American sweet gum	Deciduous	Large tree			Yes
<i>Magnolia sp.</i>	Magnolia	Evergreen Deciduous	Large tree			
<i>Quercus rural</i>	Red oak	Deciduous	Large tree			
<i>Davidia involucrata</i>	Dove tree	Deciduous	Medium tree			
<i>Rhamnus persiana</i>	Cascara	Deciduous	Medium tree			
<i>Acer circinatum</i>	Vine maple	Deciduous	Small tree			
<i>Acer griseum</i>	Paperbark maple	Deciduous	Small tree			
<i>Cornus nutallii</i>	Pacific dogwood	Deciduous	Small tree			
<i>Arbutus unedo</i>	Strawberry tree	Evergreen	Shrub		Yes	
<i>Berberis sp.</i>	Barberry	Deciduous	Shrub			
<i>Choisya ternata</i>	Mexican orange	Evergreen	Shrub			
<i>Cistus sp.</i>	Rock rose	Deciduous	Shrub			
<i>Garrya elliptica</i>	Silk tassel	Evergreen	Shrub			
<i>Mahonia sp.</i>	Oregon grape	Deciduous	Shrub			
<i>Myrica californica</i>	Pacific wax myrtle	Evergreen	Shrub			
<i>Paxistima myrinites</i>	Mountain lover	Evergreen	Shrub			
<i>Physocarpus capitatus</i>	Pacific ninebark	Deciduous	Shrub			
<i>Pieris japnica</i>	Pieris	Evergreen	Shrub			
<i>Rhododendron macrophyllum</i>	Pacific rhododendron	Evergreen	Shrub			
<i>Sarcococca sp.</i>	Sweet box	Deciduous	Shrub			
<i>Vaccinium ovatum</i>	Evergreen huckleberry	Evergreen	Shrub			
<i>Adiantum aleuticum</i>	Maidenhair fern	Deciduous	Groundcover			
<i>Arctostaphylos vva-ursi</i>	Kinnikinnick	Evergreen	Groundcover			
<i>Asarum canadense</i>	Wild ginger	Deciduous	Groundcover			
<i>Bergenia sp.</i>	Bergenia	Evergreen	Groundcover			

Scientific name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<i>Calmagrostis sp.</i>	Reed grass	Deciduous	Groundcover			
<i>Carex sp.</i>	Sedge	Evergreen	Groundcover			
<i>Cornus unalaschensis</i>	Bunchberry	Deciduous	Groundcover			
<i>Dicentra formosa</i>	Pacific bleeding heart	Deciduous	Groundcover			
<i>Elymus canadensis</i>	Canadian wild rye	Deciduous	Groundcover			Yes
<i>Epimedium sp.</i>	Barrenwort	Deciduous	Groundcover			
<i>Miscanthus sp.</i>	Maidengrass	Deciduous	Groundcover			
<i>Polygonatum sp.</i>	Solomon's seal	Deciduous	Groundcover			
<i>Streptopus amplexifolius</i>	Twisted stalk	Deciduous	Groundcover			
<i>Vancouveria hexandra</i>	Inside-out flower	Deciduous	Groundcover			
<i>Acer rubrum</i>	Red maple	Deciduous	Large tree			Yes
<i>Acer saccharum</i> "Commemoration"	Commemoration sugar maple	Deciduous	Large tree	50 feet	Yes	
<i>Aesculus hippocastanum</i>	Horse chestnut	Deciduous	Large tree			
<i>Betula pendula</i>	European white birch	Deciduous	Large tree			Yes
<i>Corylus columa</i>	Turkish filbert	Deciduous	Large tree	60 feet	Yes	
<i>Zelkova serrata</i> "Green Vase"	Green Vase Zelkova	Deciduous	Large tree	45 feet	Yes	
<i>Betula papyfera</i>	Paper birch	Deciduous	Medium tree			
<i>Cornus</i> 'Eddie's white Wonder"	Eddie's White Wonder dogwood	Deciduous	Medium tree	30 feet	Yes	
<i>Tilia cordata</i> "Chancole"	Chancellor linden	Deciduous	Medium tree	35 feet	Yes	
<i>Arbutus</i> "Marina"	Strawberry tree	Evergreen	Small tree	25 feet	Yes	
<i>Malus</i> "Adirondack"	Adirondak crabapple	Deciduous	Small tree	20 feet	Yes	
<i>Malus</i> "Golden Raindrops"	Golden Raindrops crabapple	Deciduous	Small tree	20 feet	Yes	
<i>Allium schoenoprasum</i>	Chives	Deciduous	Groundcover			Yes

- 1
2 **S.** Screening landscaping provides a five (5) foot high visual barrier at full growth. Any use or
3 development that requires a Type A landscape screen under SJCC 18.60.160, must provide
4 landscape screening that complies with the following:
5
6 1. Landscaping must consist of a mix of evergreen groundcovers, trees and shrubs;
7
8 2. Shrubs shall be at least two (2) feet tall at the time of planting;
9
10 3. If shrubs (or hedges) are to provide the majority of the screen, shall have a minimum
11 height of five (5) feet at maturity;

1 4. Trees shall be at least three (3) feet tall at the time of planting and all plants shall be
2 spaced so as to grow together within three (3) years of planting to achieve a sight-obscuring
3 screen of at least 80 percent (80%) opacity; and
4

5 5. The screening shall be at least five (5) feet deep enough to provide the required
6 screening. Existing vegetation, walls, fences or grading (maximum slope three (3) to one (1)
7 may be incorporated into the design of the screen if they contribute to the intent of this
8 requirement.
9

10 **T.** Landscaping buffers provide a separation, but not a visual barrier. Any use or development
11 that requires a Type B or C landscape screen in accordance with SJCC 18.60.160, must provide a
12 landscape buffer unless a more specific provision is established in this section. When
13 landscaped buffers are specified, landscaping shall consist of a mix of evergreen and deciduous
14 groundcovers, trees and shrubs that are chosen and spaced to cover the buffer area within three
15 (3) years of planting.
16

17 **U.** Above-ground utility facilities or structures excluding distribution and transmission
18 corridors, located outside of a public right-of way shall be surrounded by full visual screening on
19 all sides. The landscaping shall be tall enough at full growth to screen the equipment.
20

21 **V.** Commercial, institutional and shared refuse containers shall be surrounded by full visual
22 screening. A combination of landscaping and fencing may be used to obtain the visual screening.
23

24 **W.** New commercial, institutional, or multiple-family residential developments located adjacent
25 to a village residential designation or multiple-family residential development must include
26 fifteen (15) feet of filtered "Type B" screening landscaping in accordance with SJCC 18.60.160
27 to visually separate the proposed use and designation or development.
28

29 **X.** Parking lots with five (5) or more stalls fronting on a public road require screening
30 landscaping to provide a separation, but not a visual barrier to soften the visual impact of the
31 parking lot. Landscape buffers required along public roads shall only consist of groundcovers,
32 shrubs and deciduous trees identified in Table X. Additional requirements for these parking lots
33 include:
34

35 1. The screening shall provide a visual barrier between the parking lot and road to soften the
36 visual impact of parking areas, not create a completely opaque vegetative screen.
37

38 2. Permanent curbs or structural barriers are required to protect the plantings from vehicle
39 overhang.
40

41 3. Parking lot landscaping shall consist of a mix of evergreen and deciduous groundcovers,
42 trees and shrubs that are chosen and spaced to cover the buffer area within three (3) years of
43 planting.
44

1 4. A minimum of five (5) feet between the edge of the right-of-way and the parking lot shall
 2 include extensive landscaping consisting of trees, shrubs and plants to soften the visual
 3 impact of the parking.

4
 5 5. Landscape buffers shall be eight (8) feet wide for the length required. Deciduous trees
 6 shall have a minimum trunk diameter of one and one-half (1.5) inches at planting and be
 7 spaced so that branches will touch after ten (10) years of normal growth.

8
 9 6. Landscape buffers abutting public roads shall include at least one (1) tree for every thirty
 10 (30) feet of lineal road frontage. Existing vegetation, walls, fences or grading (maximum
 11 slope three (3) to one (1) may) may be incorporated into the design of the buffer if they
 12 contribute to the intent of this requirement.

13
 14 **Y.** Residential developments with common parking lots shall provide planting areas at the rate of
 15 twenty (20) square feet per parking stall.

16
 17 1. Commercial, industrial, or institutional developments, shall include:

- 18 a. Twenty (20) square feet per parking stall when five (5) to ~~15~~ fifteen (15) parking
 19 stalls are provided; and
 20 b. Twenty-five (25) square feet per parking stall when sixteen (16) or more parking
 21 stalls are provided.

22
 23 2. Trees shall be provided and distributed throughout the parking area at a rate of:

- 24 a. One (1) tree for every five (5) parking stalls for a commercial development; and
 25 b. One (1) tree for every 10 (10) parking stalls for residential or institutional
 26 development.

27
 28 3. The maximum distance between any parking stall and landscaping shall be seventy-five
 29 (75) feet.

30
 31 **Z.** Landscaping is required for parking installed in the public right-of-way. Landscaped areas
 32 shall be provided every five (5) stalls along forty-five (45) and ninety (90) degree angled public
 33 parking stalls and every four (4) stalls along parallel parking stalls consistent with the standard
 34 detail plans approved by the County engineer. Applicants must select street tree species from
 35 Map 2 Tree Planting Plan.

36
 37 **AA.** The street trees identified in Table X below may be used in the public right-of-way as
 38 scheduled in Map 2 Tree Planting Plan in the Lopez Village Plan.

39

40

41

42

43

44

45

46

1 **Table X. Street trees allowed in the public right of way.**

Scientific Name	Common Name	Location	Typology	Mature Height	Spread	Minimum Planting Space	Plant Under Wires
Acer circinatum	Vine Maple	Weeks Road	Deciduous	25'	25'	5'	Yes
Acer saccharum	Commemoration Sugar	Fisherman Bay Road	Deciduous	50'	35'	6'	No
Arbutus 'Marina'	Strawberry Tree	Village Road	Broadleaf	25'	20'	5'	Yes
Betula papyrifera	Paper Birch	Fisherman Bay Road	Deciduous	50'	35'	5'	No
Malus 'Adirondack'	Adirondack Columnar Crabapple	Eads Lane Tower Drive Village Road	Deciduous	20'	10'	5'	Yes
Malus 'Golden Raindrops'	Golden Raindrops Crabapple	Eads Lane Tower Drive Village Road	Deciduous	20'	20'	10'	Yes
Rhamnus purshiana	Cascara	Eads Lane	Deciduous	30'	20'	5'	Yes
Zelkova serrata 'Green Vase'	Green Vase Zelkova	Village Road Replaces Ash on Lopez Road	Deciduous	45'	40'	6'	No

2

3 **BB.** Applicants must comply with the street tree plan provided in Figure X below.4 **18.30.XXX Road and driveway standards.**5 ~~**A.** Except as modified by this section, the public road standards in SJCC18.60.090 and private road standards in SJCC18.60.100 shall apply within the Lopez Village urban growth area.~~

7

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

10

11 ~~**C.** On-street parking requirements in the Lopez Village parking entitlement area depicted in Figure X are addressed in section X of this ordinance (Lopez Village parking requirements).~~

13

14 ~~**D.** In the village commercial and institutional designations, property owners shall install road improvements when required by subsection E below or agree to install them under specific conditions. Such conditions shall be established during permitting by the director in coordination with the county engineer. Required improvements are depicted on the Lopez Village connectivity plan in the Lopez Village subarea plan and the standard plans adopted by the County for Lopez Village urban growth area,~~19 ~~**E.** Public road frontage improvements are required when property adjoining a public road is proposed to be subdivided or developed and:~~

21

1 ~~1. The proposal will increase traffic volumes by more than fifty percent (50%);~~

2
3 ~~2. The proposed development requires substantial improvements (those that have a market~~
4 ~~value of at least \$ 75,000. The market value shall include the total cost of all improvements~~
5 ~~such as electrical, mechanical, plumbing, and structural changes to a building or facility~~
6 ~~within any twelve (12) month period or single development permit application that amount to~~
7 ~~50 percent (50%) or more of the value of the building or facility. The assessor's fair market~~
8 ~~value or a current appraisal by a qualified professional may be used to determine the current~~
9 ~~value; and~~

10
11 ~~3. The development is one of the following:~~

12
13 ~~a. Development of a parking lot on a vacant parcel;~~

14 ~~b. An expansion of the existing use area by twenty five percent (25%); Change of use of~~
15 ~~a property such as subdivision or of an existing building's construction code occupancy~~
16 ~~class to another;~~

17 ~~c. An addition to an existing building's square footage by twenty five percent (25%); or~~

18 ~~d. Construction of a new building.~~

19
20 ~~F. The following developments do not require public road frontage improvements:~~

21
22 ~~1. Interior remodels with no change in footprint that are not substantial improvements as~~
23 ~~defined in subsection E above;~~

24 ~~2. Interior remodels that do not involve a change in occupancy; and~~

25 ~~3. A change of use occurs that does not increase the traffic volumes by more than fifty~~
26 ~~percent (50%).~~

27
28 ~~G. When public road frontage improvements are required and sufficient right-of-way exists, the~~
29 ~~County will provide improvements depicted on the standard plans adopted by the county for~~
30 ~~Lopez Village urban growth area when such work is scheduled on public works' six-year~~
31 ~~transportation improvement program.~~

32
33 ~~H. To ensure consistent street alignment, the property owner must coordinate with the county~~
34 ~~engineer to obtain construction elevations and grades to be used in project construction drawings~~
35 ~~for improvements required in subsection D above. Construction plans for frontage~~
36 ~~improvements must be approved by the county engineer prior to construction.~~

37
38 ~~I. As a part of any agreement to install any improvements required in subsection D above at a~~
39 ~~future date, the property owner shall agree to participate in a road improvement project for the~~
40 ~~entire road when it is upgraded by the county. The county engineer may waive or defer the~~
41 ~~requirement to install improvements at a future date if the property owner demonstrates that the~~
42 ~~requirement is not feasible due to unique topographical or existing development characteristics,~~
43 ~~or improvements would provide no public benefit. The waiver or deferment request shall be in~~
44 ~~writing and must explain why the request is necessary. The decision must be in writing and~~
45 ~~include findings.~~

1 ~~J. The Lopez Village standard plans approved by the County engineer shall be used to construct~~
2 ~~public road frontage improvements in Lopez Village urban growth area.~~

3
4 ~~K. Property owners may request a modification of the Lopez Village urban growth area standard~~
5 ~~plans by submitting a request in writing to the department. The County engineer may~~
6 ~~recommend a modification of the standard plans for public or private roads. The decision shall~~
7 ~~include findings demonstrating the need and rationale for the modification.~~

8
9 ~~L. Proposed modifications, revisions or additions to Lopez Village urban growth area standard~~
10 ~~plans shall be presented to the department and Lopez Village Planning and Review Committee~~
11 ~~for review and comment prior to approval by the County engineer and council.~~

12
13 ~~M. The current edition of the Institute of Transportation Engineers (ITE) Traffic Generation~~
14 ~~Manual may be used to determine the number of trips.~~

15
16 **18.30.XXX Road and driveway standards.**

17 A. Except as modified by this section, the public road standards in SJCC18.60.090
18 and private road standards in SJCC18.60.100 shall apply within the Lopez Village urban
19 growth area.

20
21 B. The County engineer shall determine the public road frontage improvements
22 required after review of the traffic study required by SJCC 18.60.090(6).

23
24 1. All development(s), which will affect the service level, safety or operational efficiency of
25 the County public road system in Lopez Village, are responsible to mitigate said impact. The
26 responsibilities of the developer are to be determined by the County before development
27 approval. The responsibilities depend on the condition of the impacted road system, which is
28 described by the level of service (LOS) and defined in the current edition of the Highway
29 Capacity Manual. All improvements shall be made in accordance with the Lopez Village
30 urban growth area standards.

31
32 2. In all cases, the responsibility of the developer is to construct frontage road
33 improvements and, where applicable, dedication of the required rights-of-way for public
34 roads adjoining the property. Other responsibilities include such roadway elements as sight
35 distance, roadway width, surface condition, and other structural/functional elements that
36 must be improved to assure that following development the road will function at the
37 prescribed LOS. If the LOS falls below LOS identified in the SJC Comprehensive Plan, the
38 developer is to mitigate direct impacts of the development on public streets and intersections.

39
40 3. A building permit will only be issued when all funding mechanisms necessary to improve
41 the road condition(s) are committed. Occupancy of the development may only occur after
42 the required road improvements are completed.

43
44 4. Required roadway improvements may include traveled way or shoulder widening,
45 addition of turn lanes, structural roadway repairs, signalization, sign installation, lighting,

1 and/or bicycle and pedestrian facility installation or improvements. Additionally, a voluntary
 2 contribution to scheduled programs may be mutually agreed upon between the developer and
 3 the County engineer.

4 C. The following Lopez Village standard plans approved by the County engineer shall be used to
 5 construct public road frontage improvements in Lopez Village urban growth area:
 6

<u>STANDARD PLAN NO.</u>	<u>DESCRIPTION</u>	<u>NOTES</u>
<u>911</u>	<u>Typical Street Sections</u>	<u>No parking and parallel parking</u>
<u>912</u>	<u>Typical Street Sections</u>	<u>45 angle parking and main arterial</u>
<u>913(a) and (b)</u>	<u>Parking Layout</u>	
<u>914</u>	<u>Pedestrian Crossing Layout</u>	<u>With crosswalks</u>
<u>915</u>	<u>Streetscape Details</u>	<u>With driveway</u>
<u>916</u>	<u>Pedestrian Path</u>	<u>Specifications</u>
<u>917</u>	<u>Pedestrian Bridge Requirements</u>	<u>Material Concepts</u>

7
 8 D. The County council may adjust the Lopez Village urban growth area standard plans by
 9 adopting an improvement plan for a specific street.

10
 11 E. Property owners may request a modification of the Lopez Village urban growth area standard
 12 plans by submitting a request in writing to the department. The County engineer may
 13 recommend a modification of the standard plans for public or private roads. The decision shall
 14 include findings demonstrating the need and rationale for the modification.

15
 16 F. Proposed modifications, revisions or additions to Lopez Village urban growth area standard
 17 plans shall be presented to the department and Lopez Village Planning and Review Committee
 18 for review and comment prior to approval by the County engineer and council.

19
 20 G. Unless there is no feasible alternative, shared driveway access to more than one (1) property
 21 is required.

22
 23 **18.XX.XXX Pedestrian circulation.**

24
 25 **A.** All subdivisions shall provide easements and paths that connect to adjacent paths shown in
 26 adopted County plans for public trails.

27
 28 **B.** Pedestrian paths in the village commercial and village institutional designations shall be
 29 designed and constructed in accordance with the Lopez Village standard plans.
 30
 31
 32
 33
 34
 35

1 **18.XX.XXX Parking in Lopez Village Association Plat parking entitlement area.**
2

3 **A.** Lots identified in the parking entitlement area depicted in Figure X below and Column VIII
4 of Exhibit B of AFN 92184514 (Lopez Village Association Plat Block A and lots 21-23) have
5 on-street parking entitlements. No additional on-street parking spaces are required for
6 development or project permits in this area.
7

8 **B.** Exhibit C of AFN 92179998 regarding parking space requirements by use shall not apply to
9 development or uses in the parking entitlement area.
10

11 **C.** Transfer of on-street parking right entitlements parking area shall be processed in accordance
12 with Exhibit D of AFN 92179998.
13

14 **D.** The County will maintain the public roads and provide the total number of parking spaces
15 indicated in Exhibit B of AFN 92179998 for the Lopez Village Association Plat Block A and lots
16 21-23 in the parking entitlement area depicted below:
17

18 **Staff:** The following parking entitlement plan map should not be in the regulations. It is in the
19 **Plan and has been updated.**

DRAFT

1 **18.30.XXX Lopez Village parking requirements.**

2
3 **A.** The parking requirements in SJCC18.60.120 shall not apply to parking in Lopez Village
4 except as required by this section.

5
6 **B.** At the time of application for a development, building, or occupancy permit if no building
7 permit is required, a parking layout plan shall be submitted to the department for review
8 consistent with the requirements of this section.

9
10 **C.** All private parking areas shall provide adequate space for turning or maneuvering without
11 using public rights-of-way for internal circulation.

12
13 **D.** Driveways that provide ingress and egress between off-street parking areas and abutting
14 streets shall be constructed in accordance with the SJCC 18.XX.XXX (Lopez Village road and
15 driveway standards) and the standard plans adopted for the Lopez Village urban growth area.

16
17 **E.** If lighting is provided in parking areas, it shall be in accordance with section X of this
18 ordinance (*Note: lighting*).

19
20 **F.** Accessible parking spaces and access for physically handicapped persons shall be provided
21 in accordance with Section 7503 of the regulations adopted pursuant to Chapter [19.27](#) RCW,
22 State Building Code, and Chapter [70.92](#) RCW, Public Buildings – Provisions for Aged and
23 Handicapped.

24
25 **G.** Parking spaces designed and dedicated for alternative forms of transportation may be
26 substituted for required parking spaces. A minimum of ten (10) parking spaces must be provided
27 before an alternative parking space may be used. The following substitutions are allowed:

- 28
29 1. Parking for three (3) motorcycles equals one (1) vehicle space. One (1) such substitute
30 space is allowed;
- 31
32 2. A bicycle rack for eight (8) bicycles equals one (1) vehicle space. Two (2) such substitute
33 spaces are allowed; and
- 34
35 3. A hitching post with adequate space for four (4) horses equals one (1) vehicle space. One
36 such substitute space is allowed.

37
38 **H.** Parking for residential units shall be provided as follows:

- 39
40 1. One (1) parking space for each dwelling unit of one thousand (1,000) square feet or less,
41 and
42 2. Two (2) parking spaces for all dwelling units greater than one thousand (1,000) square
43 feet.

44
45 **I.** Parking spaces for all nonresidential uses permitted in the village residential designation shall
46 be located on the same lot that they are required to serve.

1 **J.** Except for residential units and excluding the requirements for other residential uses such as
2 cottage enterprise, vacation rental, etc. the number of required on-site parking spaces shall be
3 determined using SJCC 18.60.120(B) and Table 6.4. The minimum parking space dimensions
4 for public road frontage are in the standard plans adopted by the County for Lopez Village urban
5 growth area or in SJCC 18.60.120(A)(8) and Table 6.5 for private parking spaces.
6

7 **K.** Commercial and institutional development shall provide on-site parking at a rate of one (1)
8 space per employee per shift plus the accessible spaces required by subsection F of this section.
9 In addition, property owners must provide the number of parking spaces otherwise required by
10 SJCC 18.160.120 Table 6.4 for commercial and institutional uses such as spaces per square
11 footage. Parking must be provided in road frontage improvements when they are required. Other
12 required parking spaces may be met by:

- 13
- 14 1. Building the spaces on-site;
- 15 2. Providing shared parking per subsection S below;
- 16 3. Contributing funds or dedicating land to the Lopez Village parking fund described in
17 subsection S(1); or
- 18 4. Dedicating land to a parking land bank described in subsection S(2).
19

20 **L. Planning Commission change: Except for parking lots proposed in permanently affordable**
21 **housing projects, A** ll uncovered on-site parking lots of five (5) or more spaces in the village
22 commercial and institutional designations shall be designed and installed using pervious
23 surfaces.
24

25 **M.** New on-site parking lots of five (5) spaces or more shall be placed away from public roads
26 and behind buildings unless an eight (8)-foot-wide landscaped buffer is provided according to
27 the requirements of section X of this ordinance (*Note: landscaping*). Parking lots including the
28 landscape buffer shall be located twenty (20) feet from road edge of pavement and shall not
29 occupy more than fifty (50) percent of the frontage of any public road.
30

31 **N.** An additional eighteen (18) inches more than the minimum width requirement shall be
32 provided for on-site parking spaces that abut a landscaped area on the sides of the vehicle to
33 provide a place to step other than the landscaped area.
34

35 **O.** Wheel stops are required where a parked vehicle would encroach on an adjacent property,
36 rights-of-way, landscaped areas, or pedestrian access or circulation areas.
37

38 **O.** On-site parking for commercial and mixed-use developments located northwest of Weeks
39 Road shall be located north of the development. Screening shall be provided in accordance with
40 section X of this ordinance (landscaping).
41

42 **P.** On-street parking shall conform to the standard plans adopted by the county for Lopez
43 Village urban growth area.
44

45 **Q.** Required off-street parking areas located within the jurisdiction of the Shoreline Master
46 Program shall comply with SJCC Chapter 18.50 and 18.60.120 Tables 6.4 and 6.5.

1 **R.** Shared parking is encouraged in Lopez Village urban growth area. When proposed, a shared
 2 parking agreement shall be submitted to the department with the application and it shall be:

3
 4 1. Be based upon the hours of operation for each use that do not overlap more than one-half
 5 hour;

6
 7 2. Be located within one thousand (1,000) feet of the property lines of the property it will
 8 serve;

9
 10 3. Require signage for shared parking lots shall be no larger than four (4) square feet that is
 11 visibly posted in the parking lots; and

12
 13 4. Be processed and authorized by the department as follows:

14
 15 a. The property owner shall provide written lease(s), license(s), agreement(s), or fee
 16 arrangement(s) for the shared parking for review by the administrator for compliance
 17 with this section;

18
 19 b. If approved, a condition of approval shall require that the lease(s), license(s),
 20 agreement(s), or fee arrangement(s) shall be recorded as a deed restriction on the title of
 21 all applicable properties by the property owners. A copy of the recording shall be
 22 submitted to the department referencing the permit number; and

23
 24 c. The deed restrictions may not be revoked or modified without written authorization
 25 by the administrator.

26
 27 **S.** In lieu of constructing the required commercial or institutional on-site parking spaces
 28 identified in K above at the time of development, parking requirements may be reduced to
 29 two-thirds (2/3) of the number of required stalls. The parking requirement may be satisfied
 30 by one of the following options:

31
 32 1. Making a contribution to the Lopez Village urban growth area parking fund prior to
 33 development; or

34
 35 2. Dedicating land to the Lopez Village parking land bank. The amount of land
 36 dedicated for future public parking will be based on the number of stalls required in this
 37 subsection.

38
 39 **18.XX.XXX Parking credits and register.**

40
 41 **A.** The department will establish and maintain a parking credit register to track contributions to
 42 the parking fund and parking land bank.

43
 44 **B.** If right-of-way is dedicated to the county for the purpose of constructing one on-street public
 45 parking stall, the property owner shall receive credit for one and one-half (1.5) parking stalls.

1 C. Property owners may contribute money or land to the Lopez Village parking fund or parking
2 land bank in advance of the actual current need or requirement to provide on-site parking. Such
3 contributions will be noted in the parking register maintained by the department as a parking
4 credit for the owner.

5
6 D. Property owners may convey, pool, or share their accrued parking credits with those of other
7 Lopez Village urban growth area property owners and apply them to fulfill parking requirements
8 for future development.

9
10 **18.XX.XXX Lopez Village parking fund and parking land bank.**

11
12 A. A Lopez Village parking fund and parking land bank are to be created and administered by
13 the county council or their designee for the Lopez Village urban growth area.

14
15 B. The Lopez Village parking fund and parking land bank shall be administered for the
16 planning, acquisition, design, development, financing, construction, repair, management and
17 maintenance of on-site public parking areas. These areas must be located in the village
18 commercial or institutional designation. Project priorities may be recommended by the LVPRC
19 and/or a Lopez Village parking subcommittee, and established by county council.

20
21 C. The Lopez Village parking fund and parking land bank administrator is authorized to accept
22 monetary contributions and donations of land or easements in lieu of the number of required
23 parking spaces for project or development permits. The administrator may also maintain a
24 parking improvement fund to manage the funds collected for the purpose of developing public
25 parking lots in Lopez Village.

26
27 D. County council may direct money or dedicate land into the parking fund and parking land
28 bank to be used for fund purposes.

29
30 E. After receiving the recommendations of the LVPRC, and parking fund and parking land bank
31 administrator, the county council shall establish and regularly review the parking space fee to
32 keep it current with existing costs. The fee shall be based on the average cost of providing a
33 parking space in the village commercial designation and shall include a specified amount for
34 repair and maintenance of a parking space. Parking fee rates may be established by county
35 council resolution.

36
37 F. The parking fund and parking land bank administrator shall develop an amortization plan for
38 payments from property owners who make monetary contributions in lieu of providing on-site
39 parking. The county council or parking fund and parking land bank administrator may record any
40 financing and amortization plans as a lien against the subject property in a manner prescribed by
41 law.

1 **18.XX.XXX In lieu parking fees and dedications of land and easements.**
 2

3 **A.** In lieu of providing required on-site parking spaces, an applicant may pay in-lieu parking
 4 fees to the county as follows:
 5

6 1. For development located within the village commercial and institutional designations, an
 7 applicant may file a written request to the director for a waiver of all or part of the on-site
 8 parking requirements required by section X of this ordinance and SJCC 18.60.120 Table 6.4.
 9 If the director waives these requirements, the applicant must contribute to the Lopez Village
 10 urban growth area parking or parking land bank fund in accordance with subsection X of this
 11 section. Payment of in-lieu fees:
 12

- 13 a. Is based on the number of required parking spaces;
 14
 15 b. Parking in-lieu fees will be assessed based on the following formula:
 16
 17 i. Multiply the required number of private parking stalls by two-thirds ($2/3$) to
 18 obtain the number of required public stalls;
 19
 20 ii. Multiply the required number of public stalls by the in-lieu parking fee
 21 established by the county to determine the total in lieu parking fees; and
 22
 23 iii. Partial space credits will be rounded to the nearest whole number;
 24
 25 c. Payment of in-lieu parking fees must be made prior to permit issuance or
 26 development; and
 27
 28 d. A property owner who dedicates land or easements in lieu of a monetary contribution
 29 or provision of on-site parking will receive parking credits based upon the formula
 30 established in subsection A(1)(b) of this section or the appraised value of the land in the
 31 County assessor's valuation.
 32

33 **18.30.XXX Off-street loading requirements.**
 34

35 The off-street loading requirements in SJCC18.60.140 may be used as guidelines.
 36

37 **18.30.XXX. Bicycle parking standards.**
 38

39 **A.** All bicycle parking and storage shall be located in safe, visible areas that do not impede
 40 pedestrian or vehicle traffic flow. Bicycle parking areas shall be visible from the building
 41 entrance or indicated by directional signs. They may be located within one thousand (1,000) feet
 42 of the subject property.
 43

44 **B.** Bicycle racks shall be placed a sufficient distance from walls and other barriers so all useable
 45 sides of the racks are accessible. Bicycle racks must be securely anchored to the ground or wall
 46 and designed to allow either a bicycle frame or wheels to be locked to the structure.

1 **G.** The parking fund and parking land bank administrator shall develop an amortization plan for
2 payments from property owners who make monetary contributions in lieu of providing on-site
3 parking. The county council or parking fund and parking land bank administrator may record any
4 financing and amortization plans as a lien against the subject property in a manner prescribed by
5 law.
6

7 **Planning Commission Recommendation:**

8 **18.30.XXXX Exterior Construction Materials.**

9 **Use of copper is prohibited as an exterior construction material.**
10
11

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SAN JUAN COUNTY, WASHINGTON

AMENDED
EXHIBIT "B"

Designated Values, Percentage undivided Interests
and On-Street Parking Entitlements

I	II	III	IV	V	VI	VII	VIII	IX
Lot Number	Designated Value	Undivided Interest	Lot Area	Adj. Area	Max. ³ % Lot Coverage	Max GFA	On-Street ¹ Parking Entitlements Divisions 1 and 2A Only	On-Street ¹ Parking Entitlements Divisions 1 & 2A, Washburn Pl., Cole Drive
A	\$9,000.00	1.8	12,900	N/A	25	3,225	0	Deleted
1	7,000.00	1.4	24,236	N/A	25	6,059	3	
2	12,000.00	2.4	15,100	15,100	25	3,775	11	
3	9,000.00	1.8	7,231	7,231	25	1,808	6	
4	12,000.00	2.4	4,099	3,866	100	3,866	11	
5	12,000.00	2.4	3,286	3,059	100	3,059	9	
6	12,000.00	2.4	3,286	3,059	100	3,059	9	
7	7,000.00	1.4	2,145	1,881	100	1,881	6	
8	7,000.00	1.4	2,145	1,881	100	1,881	6	
9	7,000.00	1.4	2,145	1,881	100	1,881	6	
10	7,000.00	1.4	2,145	1,881	100	1,881	6	
11	7,000.00	1.4	2,255	1,567	100	1,567	5	
12	12,000.00	2.4	4,000	4,000	100	4,000	12	
13	12,000.00	2.4	4,000	4,000	100	4,000	12	
14	12,000.00	2.4	4,000	4,000	100	4,000	12	
15	12,000.00	2.4	4,000	4,000	100	4,000	12	
16	12,000.00	2.4	4,428	4,115	100	4,115	12	

1

2

2001 0305018 PAGE 7 OF 7
SAN JUAN COUNTY, WASHINGTON

17	12,000.00	2.4	4,428	4,115	100	4,115	12	
18	12,000.00	2.4	4,428	4,155	100	4,115	12	
19	12,000.00	2.4	4,428	4,115	100	4,115	12	
20	12,000.00	2.4	4,382	4,383	100	4,383	11	
21	12,000.00	2.4	9,672	9,967	25	2,418	4	
22	12,000.00	2.4	9,672	9,672	25	2,418	4	
23	12,000.00	2.4	9,671	9,672	25	2,418	4	
36	131,040.00	26.3	TBD ⁴	TBD ⁴	35	TBD ⁴	0	
44	30,090.00	6.0	37,168	38,000	25	9,500	0	
50	28,910.00	5.8	38,314	38,000	25	9,500	0	
51	25,200.00	5.0	TBD ⁴	TBD ⁴	35	TBD ⁴	0	
52	20,160.00	4.0	78,034	79,475	25	19,868	0	
53	12,600.00	2.5	49,005	49,000	25	12,250	0	
Total	\$500,000.00	100%					197 ²	

- ¹ The on-street parking entitlements for each lot shall be recognized for permit purposes consistent with the provisions of the Approved Parking Plan and the Lopez Village Restrictions.
- ² San Juan County will maintain the streets to provide the total number of parking spaces indicated in Column VIII. If San Juan County reduces the on-street parking below the totals indicated in Columns VIII, San Juan County will provide alternative parking spaces as provided in §3.5(f).
- ³ Ground floor area (GFA).
- ⁴ To be determined. The lot area, adjusted area and maximum GFA (25% of adjusted lot area) will be added by subsequent amendment.

EXHIBIT "C"
PARKING SPACE REQUIREMENTS BY USE

Introduction:

92179998

The minimum number of parking spaces required for permitted commercial and residential uses are set forth below. The total required may be provided by permitted on-site parking (Exhibit "B"), on-street parking, entitlements (Exhibit "B") and other off-street parking. If fractional numbers result, the number required shall be rounded up to the nearest whole number. Parking spaces required for a use not specifically named below shall be as required for a similar use. Except as otherwise indicated below, the number of parking spaces shall be determined by net floor area.

Commercial and Residential Minimum Parking Space Requirements:

Auto service stations and repair garages -- 2 spaces per bay or stall plus 1 space per employee.

Banks and financial services -- 1 space per 100 square feet, but not fewer than 5 plus 1 per employee.

Churches or temples -- 1 space per 4 seating spaces.

Commercial and professional offices -- 1 space per 300 square feet, but not fewer than 3 spaces.

Community centers, community services buildings, libraries and museums -- 1 space per 300 square feet but not fewer than 5 spaces.

Convention or exhibition centers, theaters and assembly halls -- 1 space per 4 seating spaces, but not fewer than 10 spaces.

Day care centers -- 1 space per 10 people enrolled, but not fewer than 3 spaces.

Hospitals and retirement, convalescent and group homes -- 1 space per 3 beds plus one space per staff member, but not fewer than 5 spaces.

Hotels, motels, bed & breakfasts and other transient accommodation facilities -- 1 space per room plus one space per employee. Additional spaces are required for any other use contained within.

Industrial establishments, warehouse and storage facilities -- 1 space per employee plus 1 for each vehicle used in the conduct of the business, but not fewer than 1 spaces.

Residences -- (two or more dwelling units) 1.5 spaces per unit.

Retail establishments -- 1 space per 150 square feet plus one per employee but not fewer than 5 spaces.

~~Restaurants and taverns - 1 space per 4 seats or 1 space per 100 square feet, whichever is greater, plus 1 per employee.~~

92179998

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SAN JUAN COUNTY
OFFICIAL RECORD VOL. 369 PAGE 393

EXHIBIT "D"

Filed for Record at Request of: 92179998

Name: _____
Address: _____
City and State: _____

PARKING ENTITLEMENT TRANSFER

THE GRANTOR, _____,
for and in consideration of _____ Dollar
(\$ _____) conveys and quit claims to _____
all of Grantor's right, title and interest in the following described
parking Entitlement(s):

Number of Entitlements	The Number(s) of the Lot(s) to Which Entitlements Were Originally Assigned
_____	_____

as referenced in Sections 3.5 and Exhibit "B" of the Lopez Village
Restrictions, Revised _____, 1992 and filed for record
under San Juan County Auditor's No. _____.

Grantor represents and warrants that Grantor is the legal owner of
the parking Entitlement(s) referenced above free of all encumbrances,
and that Grantor has the right and full power to convey the referenced
parking Entitlement(s) to the Grantee hereunder.

Dated _____, _____.

LOPEZ VILLAGE CORPORATION

By: _____
Its: _____

SAN JUAN COUNTY
OFFICIAL RECORD VOL. 369 PAGE 394

STATE OF WASHINGTON 32179998
COUNTY OF SAN JUAN

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument and acknowledged it to be _____ free a voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, _____.

NOTARY PUBLIC in and for the State of Washington, residing at _____ My appointment expires _____

STATE OF WASHINGTON
COUNTY OF SAN JUAN

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument, on each stated that _____ was authorized to execute the instrument and acknowledged it as the _____ of Lopez Village Corporation, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, _____.

NOTARY PUBLIC in and for the State of Washington, residing at _____ My appointment expires _____

not14.1

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SAN JUAN COUNTY 369
OFFICIAL RECORD VOL.

DRAFT

Lopez Village Subarea Plan

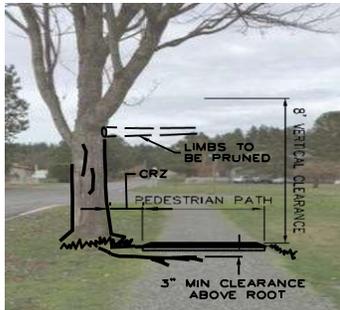


October 26, 2018

Planning Commission Recommendation

DRAFT STANDARD PLANS

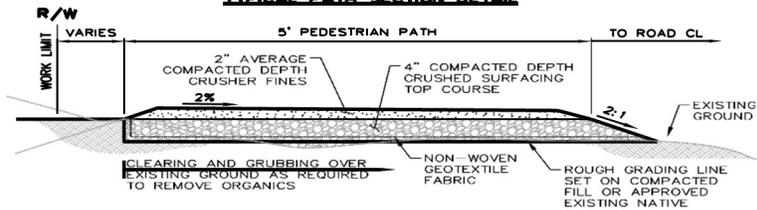
TYPICAL TREE PREPARATION



NOTES

1. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS AN AREA 1 FOOT IN RADIUS FOR EACH INCH IN DIAMETER OF TREE AT CHEST HEIGHT. NO HEAVY EQUIPMENT IS TO BE ALLOWED WITHIN CRZ.
2. ALL WORK TO BE CAREFULLY MONITORED TO PREVENT ROOT DAMAGE IN CRZ.
3. ALLOW FOR 3" OF NATIVE TOPSOIL OVER ROOTS. IMPORT AND/OR RAISE TRAIL SURFACE TO PROVIDE ADEQUATE SEPARATION

TYPICAL PATH SECTION DETAIL



NOTES

1. AN UNOBSTRUCTED CLEAR WIDTH OF FIVE FEET MUST BE MAINTAINED AT ALL TIMES.

**PEDESTRIAN PATH DETAILS
LOPEZ VILLAGE STREET STANDARDS**



COLIN F. HUNTEMER, PE
COUNTY ENGINEER

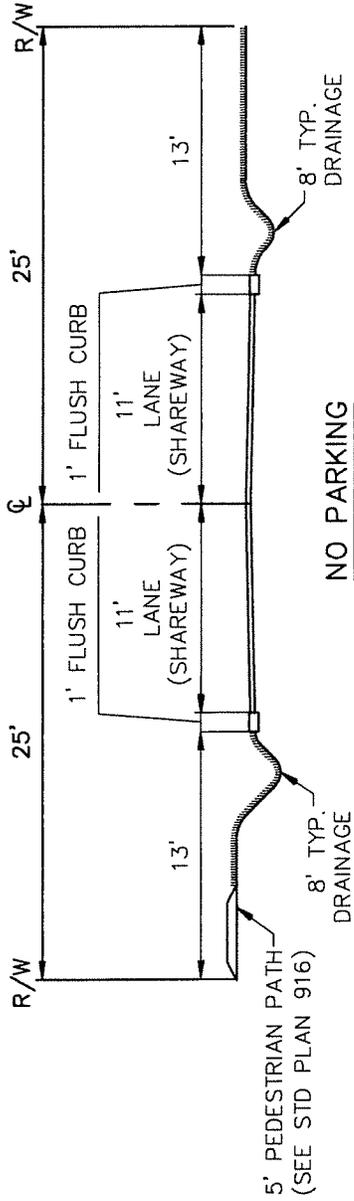
**STANDARD PLAN
916**

DRAFT

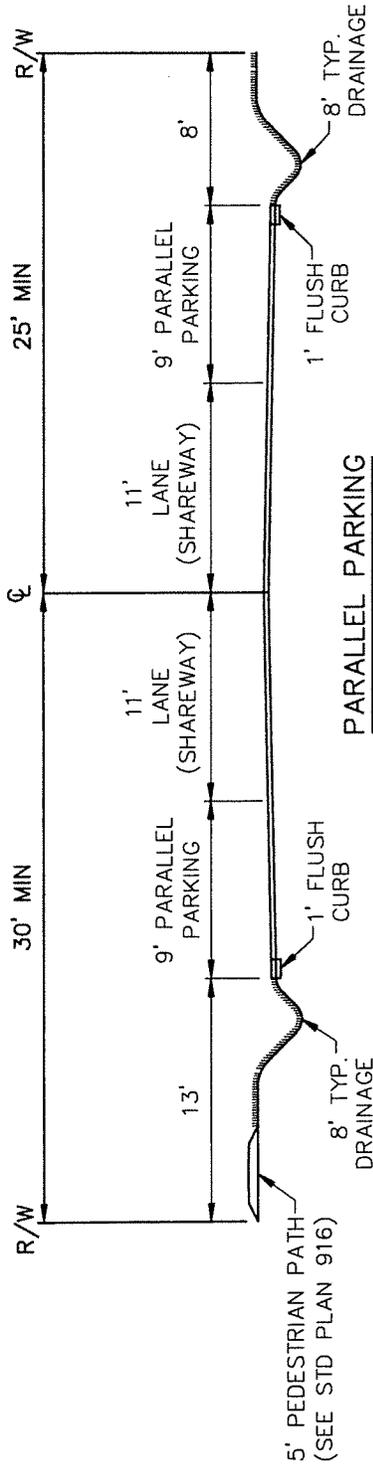
DRAFT SUBAREA PLAN STANDARDS

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	
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts

WITH PEDESTRIAN PATH NO PEDESTRIAN PATH



WITH PEDESTRIAN PATH NO PEDESTRIAN PATH



NOTES

- EASEMENT REQUIREMENTS BASED ON A 60' RIGHT OF WAY WIDTH. RIGHT OF WAY WIDTH IN LOPEZ VILLAGE VARIES BETWEEN 50'-60'.
- SHAREWAY IS A TERM DESCRIBING A SHARED LANE FOR MOTOR VEHICLES, PEDESTRIANS AND BICYCLISTS. SHARED LANES ARE APPROPRIATE FOR LOWER-SPEED, LOWER-VOLUME STREETS (1520.02(5)) WSDOT DESIGN MANUAL M 22-01.12 NOV. 2015.

TYPICAL SECTIONS

LOPEZ VILLAGE STREET STANDARDS

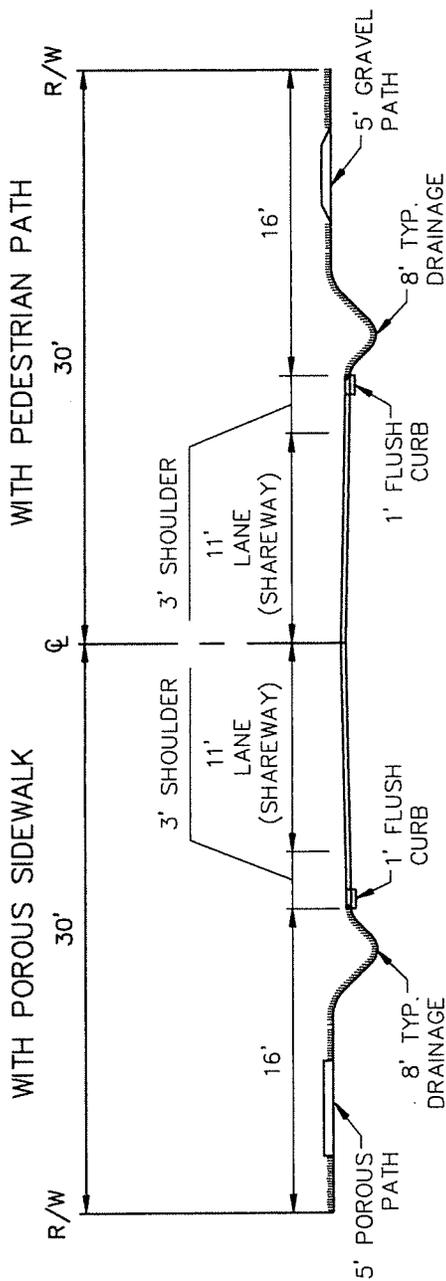
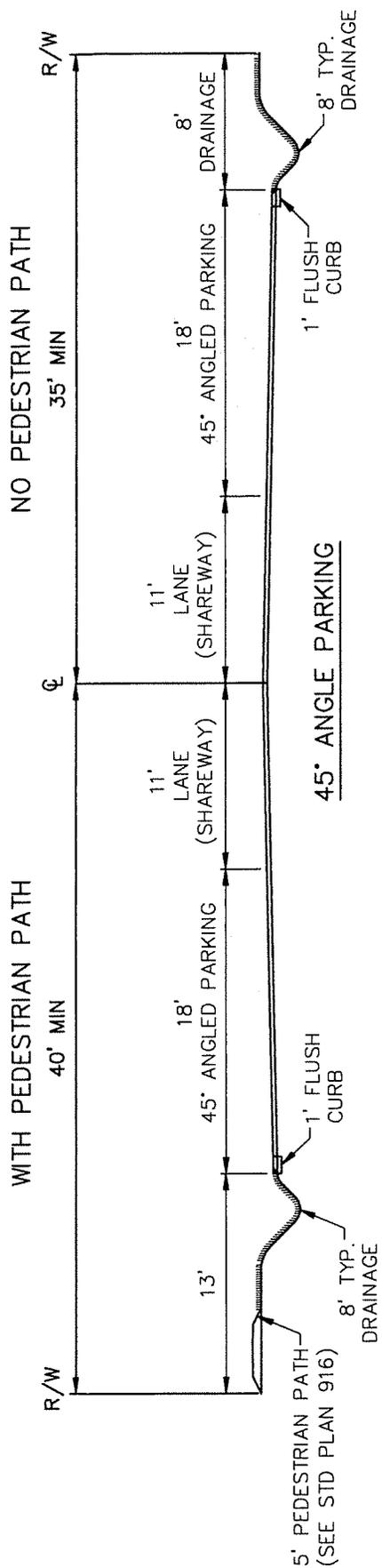
Public Works Department

San Juan County

COLIN F. HUNTER, P.E.
COUNTY ENGINEER

STANDARD PLAN

911



NOTES

1. EASEMENT REQUIREMENTS BASED ON A 60' RIGHT OF WAY WIDTH. RIGHT OF WAY WIDTH IN LOPEZ VILLAGE VARIES BETWEEN 55'-60'.
2. SHAREWAY IS A TERM DESCRIBING A SHARED LANE FOR MOTOR VEHICLES, PEDESTRIANS AND BICYCLISTS. SHARED LANES ARE APPROPRIATE FOR LOWER-SPEED, LOWER-VOLUME STREETS (1520.02(5)) WSDOT DESIGN MANUAL M 22-01.12 NOV. 2015.

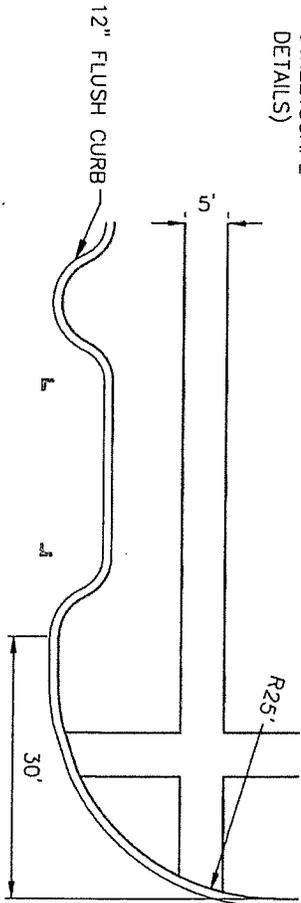
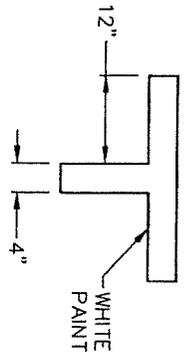
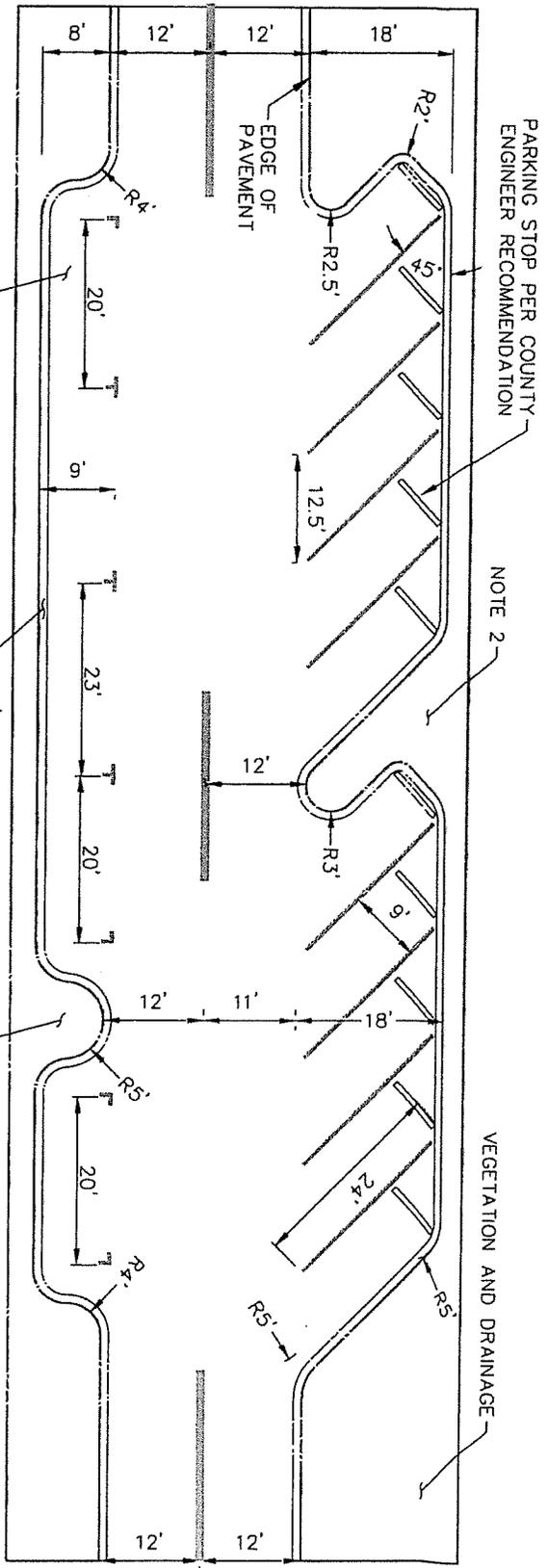
TYPICAL SECTIONS

LOPEZ VILLAGE STREET STANDARDS



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

STANDARD PLAN
912



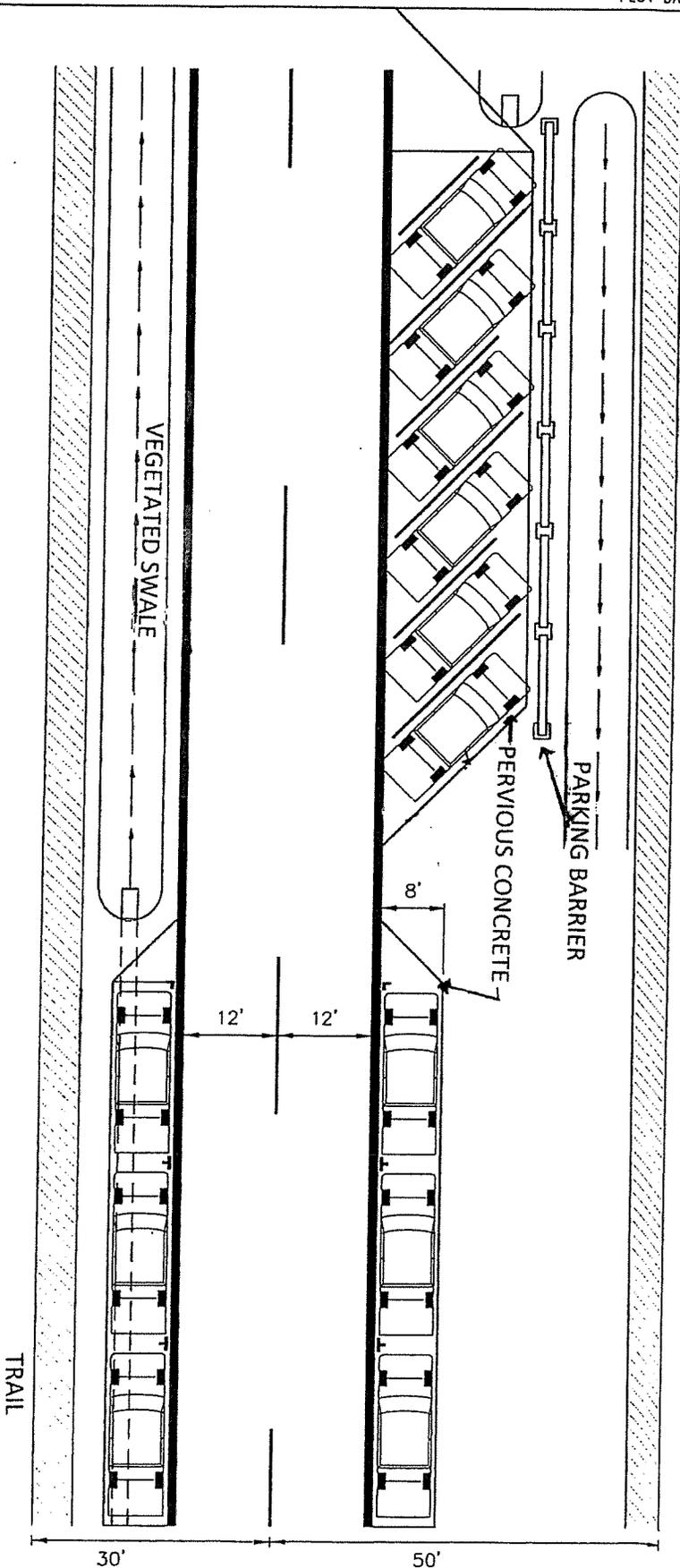
NOTES

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	STANDARD PLAN
San Juan County	COLIN F. HUNTLIEF, P.E. COUNTY ENGINEER	913a
2016.01.01		



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.
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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

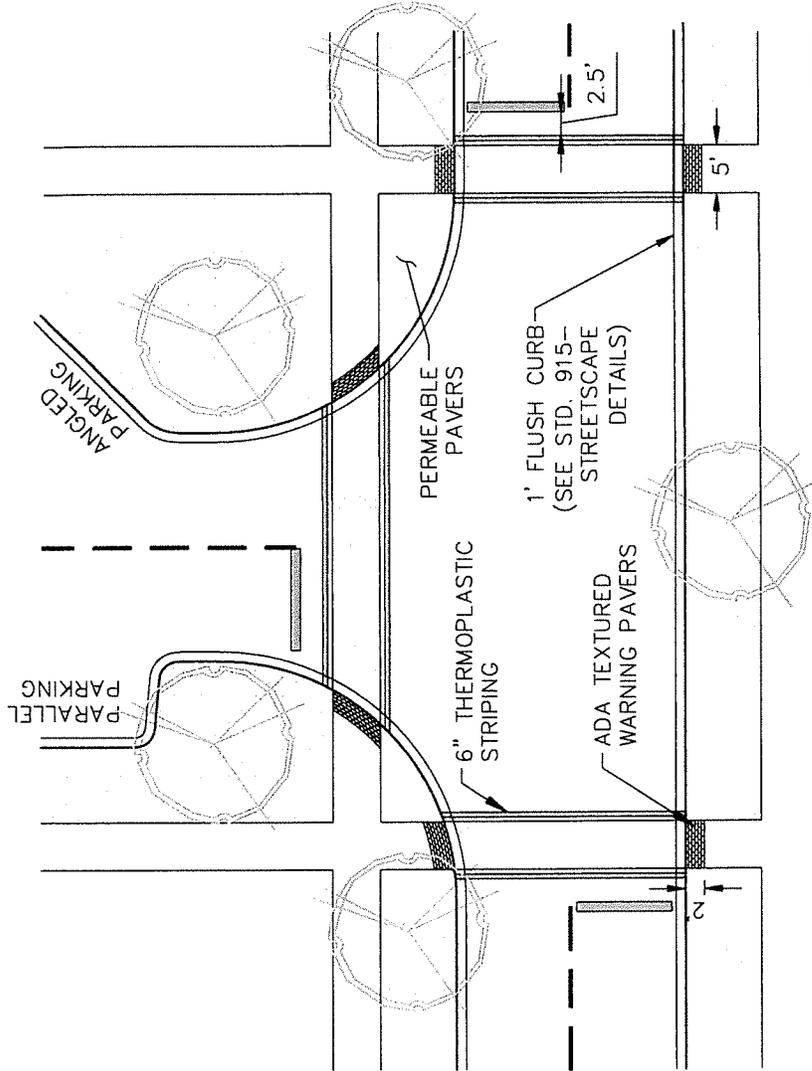
San Juan County

COLIN F. HUNTLMEYER
COUNTY ENGINEER

2016.1.26

STANDARD PLAN

913b



NOTES

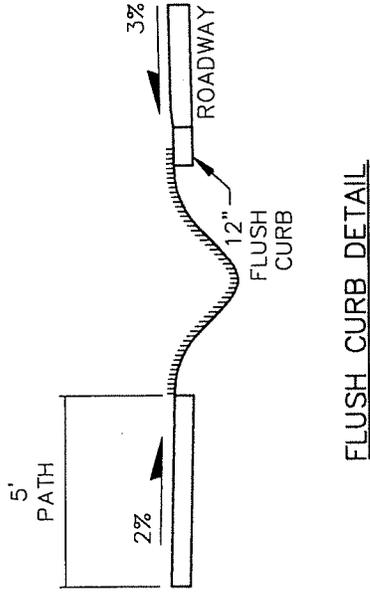
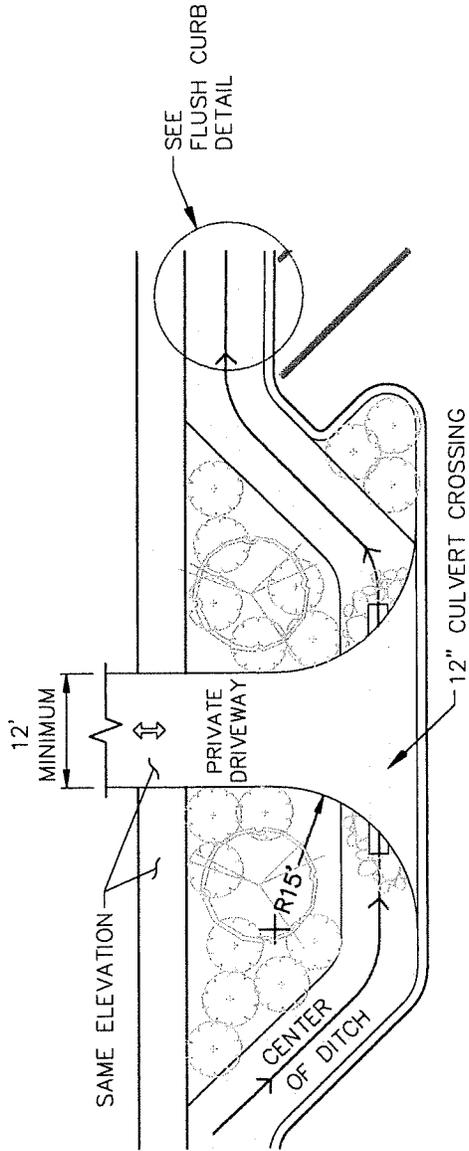
1. ALL DETECTABLE WARNINGS SHALL BE CONSTRUCTED WITH COMPLIANT RED BRICK PAVERS AS SUPPLIED BY THE COUNTY ENGINEER.
2. LANDSCAPING SHALL BE SPECIFICALLY SELECTED AND PLACED TO MAINTAIN CLEAR LINES OF SIGHT FOR ALL PEDESTRIAN AND TRAFFIC MANEUVERS.
3. FOR ADDITIONAL DETAILS SEE WSDOT STD PLANS: M-15.10-01 CROSSWALK LAYOUT, M-24.60-04 SYMBOL MARKINGS MISCELLANEOUS

PEDESTRIAN CROSSING LAYOUT

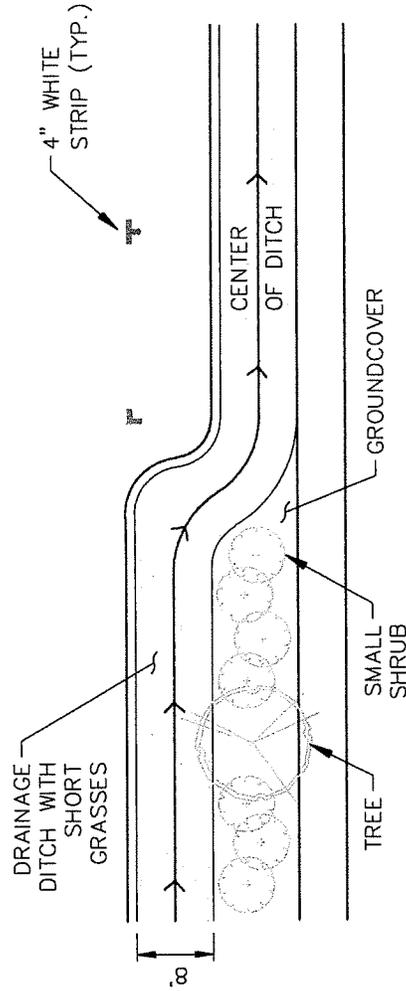
LOPEZ VILLAGE STREET STANDARDS

Public Works Department	2016
San Juan Co. Inc.	2016
COLIN F. HUNTEI ER PL	
COUNTY ENGINEER	

STANDARD PLAN
914



FLUSH CURB DETAIL



NOTES

1. ALL DRIVEWAYS GREATER THAN 12 FEET MUST BE APPROVED BY COUNTY ENGINEER.
2. LANDSCAPE ISLANDS SHALL BE PLACED ADJACENT TO GRAVEL PATH WHEREVER POSSIBLE.
3. ALL LANDSCAPING AND PLANTINGS SHALL BE APPROVED BY THE COUNTY ENGINEER FOR ADEQUATE SIGHTLINES.

PRIVATE DRIVEWAY & STREETSCAPE DETAILS

LOPEZ VILLAGE STREET STANDARDS

Public Works Department

San Juan County

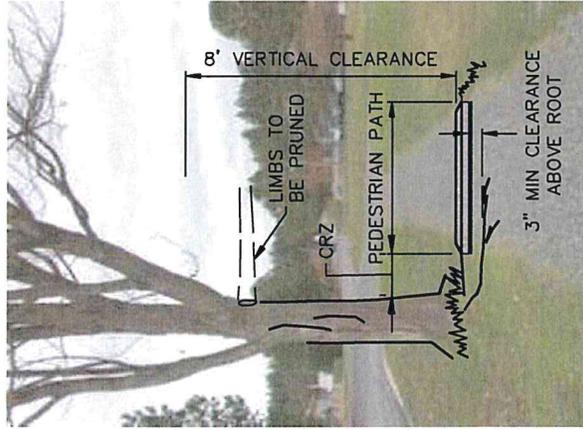
COLIN F. HUNTEMAN, P.E.
COUNTY ENGINEER

2016.09.08

TANJARD PLAN

915

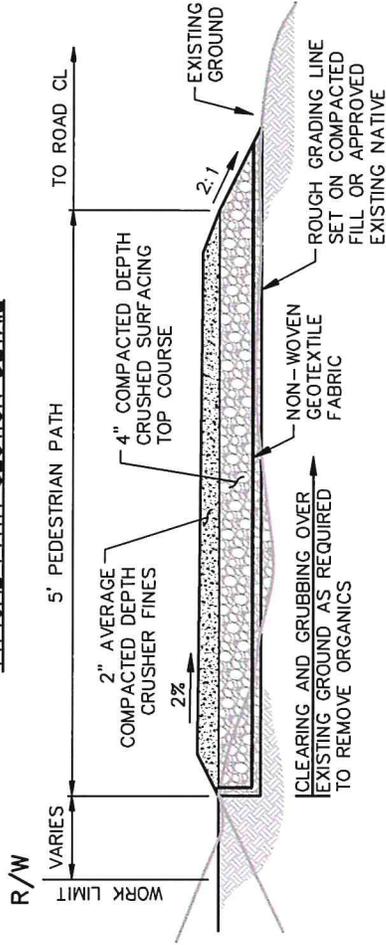
TYPICAL TREE PREPARATION



NOTES

1. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS AN AREA 1 FOOT IN RADIUS FOR EACH INCH IN DIAMETER OF TREE AT CHEST HEIGHT. NO HEAVY EQUIPMENT IS TO BE ALLOWED WITHIN CRZ.
2. ALL WORK TO BE CAREFULLY MONITORED TO PREVENT ROOT DAMAGE IN CRZ.
3. ALLOW FOR 3" OF NATIVE TOPSOIL OVER ROOTS. IMPORT AND/OR RAISE TRAIL SURFACE TO PROVIDE ADEQUATE SEPARATION

TYPICAL PATH SECTION DETAIL



NOTES

1. AN UNOBSTRUCTED CLEAR WIDTH OF FIVE FEET MUST BE MAINTAINED AT ALL TIMES.

PEDESTRIAN PATH DETAILS

LOPEZ VILLAGE STREET STANDARDS

Public Works Department
 San Juan County
 STANDARD PLAN
 916
 COLIN F. HUNTE, P.E., PE
 COUNTY ENGINEER

PEDESTRIAN BRIDGE REQUIREMENTS

DESIGN PARAMETERS MAY VARY DEPENDING ON PROJECT AND LOCATION. THE COUNTY ENGINEER MAY APPROVE OF A PEDESTRIAN BRIDGE DESIGN WITHIN THE COUNTY ROAD RIGHT-OF-WAY THAT MEETS THE FOLLOWING REQUIREMENTS:

1. ACCEPTABLE MATERIALS INCLUDE: UNTREATED LUMBER, PLASTIC COMPOSITE LUMBER, PRECAST CONCRETE, OR ALUMINUM GRATING (WITH OPENING WIDTHS OF NO MORE THAN $\frac{1}{2}$ ").
 - 1.1. PRESSURE-TREATED WOOD CONTAINING ANY COMPOUND WITH EITHER COPPER OR ARSENIC IS NOT APPROVED AS A CONSTRUCTION MATERIAL.
2. BRIDGE WIDTH MUST BE A MINIMUM OF 5' WIDE.
3. RAILING IS REQUIRED TO SPAN A DEPTH GREATER THAN 30". FOR MORE INFORMATION AND DESIGN GUIDELINES SEE WSDOT DESIGN MANUAL 15.20.15 (3) RAILINGS AND HANDRAILS FOR PEDESTRIAN FACILITIES.
4. BRIDGE DESIGN MUST MEET ADA REQUIREMENTS (28 CFR PART 38).

PEDESTRIAN BRIDGE RAILING SECTION
LOPEZ VILLAGE STREET STANDARDS

Public Works Department

San Juan County

COLIN F. HUNTER, PE
COUNTY ENGINEER

STANDARD PLAN

917

DRAFT

Lopez Village Subarea Plan



October 26, 2018 Planning Commission Recommended Draft

IMPLEMENTATION PLAN



DRAFT Lopez Village Subarea Plan Implementation Task List

General Key

CP = County Parks

PW = Public Works [ER- Environmental Resources](#)

LB = Land Bank

CO = General

DCD = County Planning

C = Chamber

LVPRC = Lopez Village Planning and Review

Committee

[POL= Port of Lopez](#)**Funding Key**

RF = Road Fund

F = General Fund

GR = Grants

PR =Private/donation/dedication/partner

LTAC = Lodging tax

PSP = Puget Sound Partnership

[StormU](#) [CWU](#) = [Stormwater-Clean Water](#)

Utility

REET= Real Estate Excise tax

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

DRAFT Lopez Village Subarea Plan Implementation Task List

PARKS												
Develop public outdoor gathering space and landscape guidance for the intersection of Eads, and Tower roads.	Parks, COC, LVPRC, Local SME											
Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2032	2023-36
ROADS												
Refresh parking lines in front of Edenwild, Eads Land, around Block A and Tower Lane.	PW											
Consider the placement of a no parking sign at the southern side of Eads Lane.												
2018 Transportation Improvement Program project number 23: Lopez Road Trail: Improve and complete the existing trail network along Lopez Road.	PW – 2018 TIP		\$85,000									
Consider 3 way stop signs at Lopez Village Market and eastside.	PW											
Consider Hamlet mailbox installation and flags for street crossings.	PW											
Conduct a traffic circulation study for the Village.	PW											
SPEED LIMITS												
Work with the County to adopt a 20 MPH speed limit in the Village.	LLVPRC, PW Sheriff											
STORMWATER												
Lopez Village Bioswale <u>Retrofit</u> Project FMB3 5 & 6 Improve existing roadside ditches	PW-ER		Total: \$145,400 \$97,5000 \$ 80,600 <u>47,900</u>	PSP StormU CWU			Pilot in Fall	Construct				
<u>Lopez Village Farmers Market – pervious pavement and raingarden FMB4</u>	PW-ER		\$541,400	DOE, REET CWU				Main-tain				
<u>Weeks Wetland Bioswale Upgrade FMB 3</u>	PW-ER		346,400	DOE, CWU								
Marine												
<u>Explore options for marine facilities that would provide access to Lopez Village</u>	POL /PW											

DRAFT Lopez Village Subarea Plan Implementation Task List

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023-36
GROUNDWATER											
Continue monitoring groundwater wells in the Village and work to obtain secure funding for future monitoring.	HCS			HCS GR							
NONMOTORIZED TRANSPORTATION											
Encourage and provide education on safe bicycling and distribute PW Lopez Island Bicycling Map	PW, Lopez Trails Committee, COC										
Develop trails in Block A of the LVA plat											
Work with Public Works to provide appropriate crosswalk and Village entrance signage indicating that the Village is a Pedestrian Village	LVPRC, COC										
Evaluate the need for additional crosswalks including the potential in the North and South corners of Washburn and Tower roads.	LVPRC, PW			PW							
Work with Trail organizations and the County to explore development of a trail from the Village to the Marina.	LVPRC, Parks, PW, Lopez Trails			PW, GR							
Work with Trail organizations and community to consider explore the creation of a pedestrian path connecting the Museum, Village Park, pharmacy and Eads Road.	LVPRC, Parks, PW, Lopez Trails			GR							
PARKING											
Parking Credit Register: Update DCD permit tracking system to track parking supply and use of public parking spaces.	DCD										
Project Description											
Develop a shared parking agreement template for developers.	LVPRC, DCD and PA										
Develop a parking fund and parking land bank.	SJC DCD and Auditor										

DRAFT Lopez Village Subarea Plan Implementation Task List

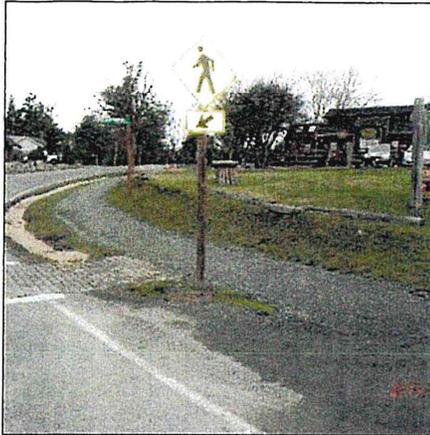
Install NO PARKING signs along the entire south side of Eads Lane West from Tower Drive to Village Road.											
Work with Council to adopt a parking space fee for adoption by resolution.	LVPRC, DCD										
Identify and evaluate land to be used as a reserve parking lot.	LVPRC										
VILLAGE ENTRANCE											
Develop landscape guidance for Village entrances that promote pedestrian circulation.	LVPRC, COC, Master Gardeners										
OFF PREMISE SIGNS											
Designate sign pad areas consistent with the code and provide public education to COC	LVPRC, COC										
DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES											
Refine draft design guidelines	LVPRC, DCD		DCD staff time/publishing								

DRAFT

San Juan County Public Works Capital Project Summary



No. 23 LOPEZ ROAD TRAIL



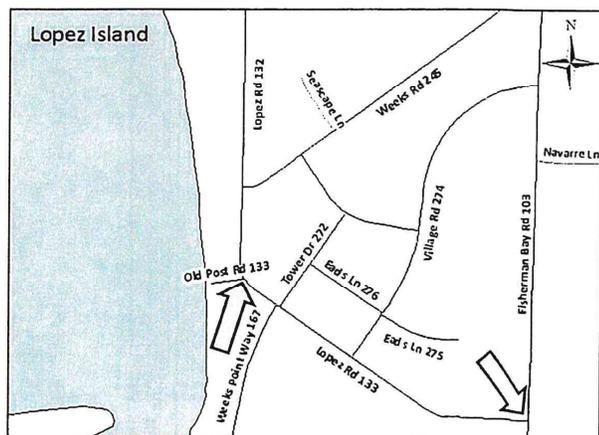
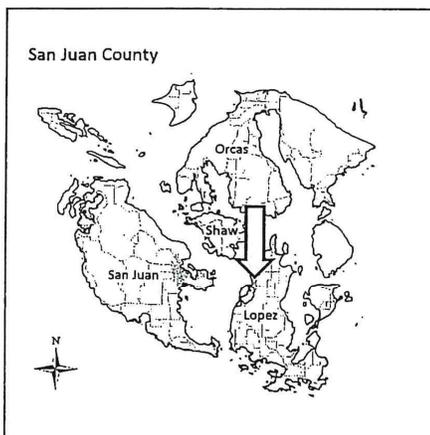
Total Estimated Cost:	\$85,000
Fund Source:	100% Local Road Funds
County Road No:	133
Milepost:	Begin 0.00 (Intersection of Fisherman Bay Rd) End 0.28 (Intersection of Old Post Ro)
Posted Speed Limit:	25 mph
85% Speed:	28.4 (MP 0.56 2015)
Traffic Volume:	1200-2000 AADT
5 Yr Accident History:	None

Project Objective:

Improve and complete the existing trail network along Lopez Road.

Project Need:

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



revised 10/5/2016

DRAFT

Lopez Village Farmers Market

Project #: FMB4 Island: Lopez

Description / Purpose:	Enhance 640 lf of existing drainage ditch to a bioswale from Fisherman Bay Road to existing piped system on Eads Lane using vegetation and bioengineering to address bank erosion during large storms. This will pretreat stormwater without altering this designated F-channel, that requires complex permitting if the site was altered with grading. Project is an alternative until the County resolves the F-channel designation, and addresses parking upgrades in the village.
Rationale: Plans / Studies & Specifics:	Top 5 Stormwater Project in the San Juan County Stormwater Basin Planning Report. There is a significant amount of erosion and channel scour taking place in the existing drainage.
Notes:	Bioswale may be moved or reconfigured in the future to accommodate road and parking improvements. This effort will address water quality concerns without substantial added expense. Current planning budget reflects the efforts made to determine the feasibility of previous proposals.

Stormwater Utility	\$ 50,400
SFAP Ecology Grant	\$ -
PSP Grant	\$ -
REET II Grant	\$ 85,000
PIC Grant	\$ -
Bonding	\$ -
Total =	\$ 135,400



Phase	Previous	FY2017 Budget	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total Budget
Land Appropriation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning	\$ 21,482	\$ 28,903	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,400
Design	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Permitting	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Construction	\$ -	\$ 5,000	\$ 51,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000
Project Establishment	\$ -	\$ -	\$ -	\$ 5,000	\$ 3,000	\$ 2,000	\$ -	\$ -	\$ 10,000
Closeout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
Total =	\$ 21,482	\$ 33,903	\$ 67,000	\$ 5,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 135,400

DRAFT Lopez Village Subarea Plan Implementation Task List

Lopez Village Bioswales

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

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

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



Proposed Budget									
Phase	Previous	FY2017 Budget	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total Budget
Land Appropriation	\$ -	\$ -	\$ 10,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,200
Planning	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Design	\$ -	\$ -	\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,800
Permitting	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Construction	\$ -	\$ -	\$ 55,550	\$ 55,550	\$ -	\$ -	\$ -	\$ -	\$ 111,100
Project Establishment	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 2,000
Closeout	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Total =	\$ -	\$ -	\$ 108,550	\$ 56,550	\$ 3,000	\$ -	\$ -	\$ -	\$ 178,100

Linda Ann Kuller

From: paulh@portoflopez.com
Sent: Thursday, November 1, 2018 9:48 PM
To: Jamie Stephens; Rick Hughes; Bill Watson; Linda Ann Kuller; Adam Zack
Cc: helenc@portoflopez.com; 'LCLT - Sandy Bishop'
Subject: Lopez Village Sub Area Draft Plan Input

To: San Juan County Council
San Juan County Planning

Dear Commissioners and Planners,

I would like to correct some misinformation and provide some further input.

To quote 2 statements made in email correspondence with the Council and Planning Department written by Robert Porter on September 17th "...and finally a rejection by the US Coast Guard for the use of either site due to navigational safety hazard..." and 22nd, 2018: "...on or about August 15, 2018, this year the U.S. Coast Guard called Port of Lopez Commissioner Paul Henriksen[sic] and informed him that any proposal for a dock in the channel or the entrance to Fisherman Bay would be denied."

On August 15, 2018 I began calling the U.S. Coast Guard sector Puget Sound wanting to speak with a local officer about navigation near the entrance to Fisherman Bay. By August 21st I was given the name of Chief Warrant Officer Zappen in Waterways Management Division, Aids to Navigation. After trading messages for almost a week I was able to speak with Officer Zappen on August 29th. He was very familiar with the Fisherman Bay area and we traded a few informational emails including maps and a copy of the 1972 letter from the Army Corp of Engineers regarding the Weeks Pt. Road site. Officer Zappen informed me that he could not make a determination as to the suitability of the Weeks Point Road site, instead, he said that the Army Corp of Engineers has that authority after consulting with the USCG and DNR. He also said that the USCG may not give a yes or no but would either support the application or recommend against it. He acknowledged that it could be a lot of effort and time for us to get some kind of input and that an answer was not guaranteed from the Corp even after a potentially lengthy application process. While he had "gut" concerns about a dock at the Weeks Pt. Road site at no time did Officer Zappen discourage me from pursuing the Old Post Road site. In fact he expressed that it was the better of the two proposed sites. On Sept. 30th I wrote to Colin Huntmer of SJC Public Works recommending that we abandon the idea of a dock at the Weeks Point Road site and instead pursue the Old Post Road site. After hearing back from Colin I then called Robert Porter on Sept. 4th to inform him of the decision to not pursue a dock on the County property next to his house on Weeks Pt. Road. Sorry about the lengthy explanation but I felt that I needed to correct the mischaracterization of my communication with the USCG.

I can understand why some may feel that the Weeks Pt. Road site could be potentially hazardous, but the Old Post Road site could be a benefit to boaters by keeping them in deeper water as they approach the entrance to Fisherman Bay. I'm concerned that if both sites are rejected then we are moving towards the lowest common denominator. There will always be challenging waterways,

weather and incompetent mariners. People can drown in a bath tub but we don't discourage bathing.

I do agree with Mr. Porter and others that rocks should be removed from the beach of the Weeks Point Road site to facilitate launching and landing of small craft.

From public input at a well-attended Port of Lopez Public Hearing facilitated by the S.J. Co. Economic Development Council a few years ago, 70% or more of those attending wanted to see better and more marine access for Lopez Island. I urge you to keep dock access to the village in the Lopez Village Subarea Plan. I look forward to hearing and addressing any valid concerns about the Old Post Road site.

Sincerely,

Paul S. Henriksen
Commissioner, Port of Lopez
paulh@portoflopez.com
360-468-4822 home
360-298-1803 cell

ATTACHMENT H



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: August 15, 2018

Location: Greene Partners

Minutes approved October 12, 2018

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

Committee Members Absent: Dennis Ryan

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

Guests: Paul Hendrickson

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



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 Memebr, Chuck Schietinger

Called to order: 10:04 am

Public Comments	<p>Chuck Schietinger - Urban Growth limits are meant to protect rural areas. Live work spaces within Village. Additional parking – Don't want additional parking between Sally's Garden and Road. Linda suggested comment be made to LVSPComments@sanjuanco.com to get them in the formal record.</p> <p>Jeanne DiNicola from LCCA Bd. Member introduced Janet. Janet Baltzer represented LCCA comments. It would be wonderful. It hasn't helped our decision. Completely oppose giving extra 11 feet for parking on Village Road that would be needed to accommodate a stormwater improvement proposal with angled parking. Support the pavement and bio-swale and parallel parking that requires no additional easement from the LCCA. No parking. Becky Presley: last minute response. Working with SJC for quite a while. Important issue. Interest from LCCA.</p>	
Confirm agenda	Dennis made a motion to amend the agenda to add 1 item, a staff proposal to update road / parking regulations. Nancy second the motion.	<p>Agenda was amended with a unanimous vote.</p> <p>Added roads/parking as item # 6 and agenda items renumbered.</p>
Staff Update	Linda explained the process for the continued Planning Commission and County Council public hearing. The LVPRC's input on comments made prior to and at the public hearing will be provided to the Planning Commission for consideration in their deliberations. The Planning Commission hearing is at Council's Legislative hearing room and will be livestreamed on October 26. Kendra will not be able to be at the Oct. 26 meeting. Looked at LCCA property and determined it could not be fit within 9 additional feet of easement. Reached out to Todd Twigg. Kendra represented an alternative. Could put in parallel but would need 10 additional parking spaces to meet LV Association parking needs.	
Parking Plan	<p>Lopez Village Association (LVA) – alongside Sally's Garden the plan worked because there was no open water, parking was meant to be. LCCA feels the ditch is dangerous. The LVA plat has a sixty foot road easement. Roads were transferred to County, but parking entitlements still in place. Without LVA approval, there is no authority to take away parking entitlements.</p> <p>The LVA parking entitlements are on people's deeds and parking spaces are identified in the parking entitlement area. Right of way and easement will allow – bio-swale, NO diagonal parking. With parallel parking proposal, 10 LVA entitlement spaces would be lost. This is a big issue because it conflicts with LVA parking entitlements.</p> <p>Alternative: pervious parking, bio-swale, pedestrian walk way. Walk way</p>	<p>Nancy moved and Sandy seconded that the committee propose adopting an alternative parking plan with parallel parking, bio-swale and walking path with the caveat that all legal issues are resolved with LVA.</p> <p>Motion passes: 3 in favor and 2 opposed.</p>



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 Memebr, 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>
<p>Consider changes to mobile food vending unit regulations</p>	<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>
<p>Road standards</p>	<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.

**NEIGHBORHOOD ENTERPRISE
COMPARISON TO COTTAGE ENTERPRISE AND HOME OCCUPATION**

Home Occupation: SJCC 18.60.180

Cottage Enterprise: SJCC 18.40.190

18.XX.XXX Neighborhood enterprise.

The following standards apply to neighborhood enterprises:

A. The enterprise employs or contracts with no more than ten (10) persons on site.

SJCC 18.40.190(C) Cottage Enterprise limited to six (6) employees on site.

SJCC 18.60.180(C) Home Occupation limited to two (2) full-time employees.

B. The neighborhood enterprise supplements the residential use of a dwelling unit or multi-family units. The residential function of the dwelling units and property shall be maintained. The owners or operator of the neighborhood enterprise must reside on the parcel.

SJCC 18.40.190(D) Cottage Enterprise is an accessory use to a residential use, residential use of the property must be maintained, and the owner/operator must reside on the parcel.

Home occupation 18.60.180(A) The home occupation must take place entirely within a resident's dwelling unit or an accessory structure.

C. A neighborhood enterprise may operate out of existing or new buildings that comply with Chapter 15.04 SJCC. (Note: Construction Codes).

There is not an equivalent provision in either Home Occupation or Cottage Enterprise standards.

D. If one or more structures accessory to a single-family residence or multi-family unit is used for the conduct of the neighborhood enterprise, the total use area in accessory structures devoted to it shall not exceed 2,500 square feet in area on parcels two acres or less in size, except for existing accessory buildings constructed before the effective date of this code.

SJCC 18.40.190(I) Cottage Enterprise "If one or more structures accessory to a single-family residence is used for the conduct of the cottage enterprise, the use area in accessory structures devoted to it shall not exceed 2,500 square feet in area on parcels two acres or less in size, except for existing accessory buildings constructed before the effective date of this code."

SJCC 18.90.180(A) Home Occupation limited to no more than 1,200 square feet.

E. Sales and services related to the neighborhood enterprise are allowed. Small scale exterior display of goods for sale shall be allowed in an area not to exceed four by six feet (4' x 6'). Drive through windows are not allowed.

SJCC 18.40.190(A) Cottage Enterprise: no exterior display of goods for sale shall be allowed.

SJCC 18.60.180(B) Home Occupation: no exterior display or sale of goods are allowed.

**NEIGHBORHOOD ENTERPRISE
COMPARISON TO COTTAGE ENTERPRISE AND HOME OCCUPATION**

F. Outdoor storage areas exceeding five hundred (500) square feet shall not be visible from adjacent properties or rights-of-way. They must be visually screened by fencing, existing vegetation or landscaping that complies with SJCC. 18.XX.XXX (*landscaping code*).

SJCC 18.40.190(B) Cottage Enterprise is allowed 500 square feet of outdoor storage. There is not a specified landscaping requirement but the outdoor storage “shall not be visible from adjacent properties or rights-of-way.”

SJCC 18.60.180(B) outdoor storage is not allowed for Home Occupation.

G. No more than two signs are allowed. No sign may be larger than two square feet, internally illuminated, or made of reflective material.

SJCC 18.40.190(E) no more than one sign is allowed for Cottage Enterprise. The same restrictions on size, materials, and illumination apply.

SJCC 18.60.180(E) no more than one sign is allowed for Home Occupation. The same restrictions on size, materials, and illumination apply.

H. The impacts of the neighborhood enterprise must not:

1. Increase the one-hour average background sound level by more than two (2) decibels at the property boundary.

SJCC 18.40.190(F)(1) Cottage Enterprise has the same provision.

SJCC 18.60.180 Home Occupation does not include a background sound level provision.

2. Generate traffic that would exceed twenty (20) round trips per day if the use is located on a local access road or a non-surfaced minor collector road; fifty (50) round trips per day if located on a surfaced minor collector road; or one hundred (100) round trips per day if located on and access is permitted from Fisherman Bay Road.

SJCC 18.40.190(F)(2) Cottage Enterprise limited to: “five round trips per day if the use is located on a local access road or a nonsurfaced minor collector road; 10 round trips per day if located on a surfaced minor collector road; or 20 round trips per day if located on a major collector road.”

SJCC 18.60.180(F) Home Occupation limited to five round trips per day and no vehicles associated with the use may be parked on any public right-of-way.

3. Have visible parking spaces except from Fisherman Bay Road or other major collector. Parking shall otherwise be screened from view from adjoining properties by a “Type A” landscaping screen in accordance with SJCC 18. XX.XXX (LV landscaping requirements) or visual fencing.

SJCC 18.40.190(F)(3) Parking spaces serving the cottage enterprise shall be screened from view from adjoining properties by a “Type B” landscaping screen (SJCC 18.60.160). Parking impacts need not necessarily meet the levels criteria of Table 8.2 in SJCC 18.80.090.

**NEIGHBORHOOD ENTERPRISE
COMPARISON TO COTTAGE ENTERPRISE AND HOME OCCUPATION**

SJCC 18.60.180 Home Occupation does not have parking or landscaping requirements.

I. Applications for proposed neighborhood enterprises must include the following information addition to the general land use application requirements:

- 1. A complete project narrative that describes the business proposal including:**
 - a. the size, scale and intensity relative to the residential development on the lot;**
 - b. hours, days, times of operation;**
 - c. the number of employees;**
 - d. the number of anticipated vehicular trips per day;**
 - e. the number of required parking spaces and how the proposal will meet those requirements;**
 - f. the proposed ingress and egress;**
 - g. location of proposed clearing, grading or vegetation removal;**
 - h. the use of any existing buildings and the size;**
 - i. location and use of any proposed structures;**
 - j. provisions for storage, type, use;**
 - k. description of and location of lighting and lighting requirements in SJCC 18.XX section X;**
 - l. description and location of landscaping that meets the requirements in SJCC 18.XX section X; and**
 - m. explanation of how the use will be located, designed and operated so as to not interfere with neighboring properties.**
- 2. Proposals to mitigate any neighborhood impacts.**

SJCC 18.40.190 Cottage Enterprise does not have codified, use-specific application requirements.

SJCC 18.60.180 Home Occupation does not have codified, use-specific application requirements.

J. The director may condition the permit to address possible adverse impacts associated with the neighborhood enterprise.

Neither Cottage Enterprise nor Home Occupation standards include this provision.

K. The owner(s) of a neighborhood enterprise shall certify compliance with the performance standards in subsections (A) through (H) of this section, at the time the business commences, every five years, and at the time of sale of the property. Written certification shall be submitted to the department in a format approved by the administrator that references the permit number.

SJCC 18.40.190(G) Cottage Enterprise requires a certificate of compliance every five (5) years.

SJCC 18.60.180 Home Occupation does not require a certificate of compliance.