

Lopez Village Subarea Plan Work Session

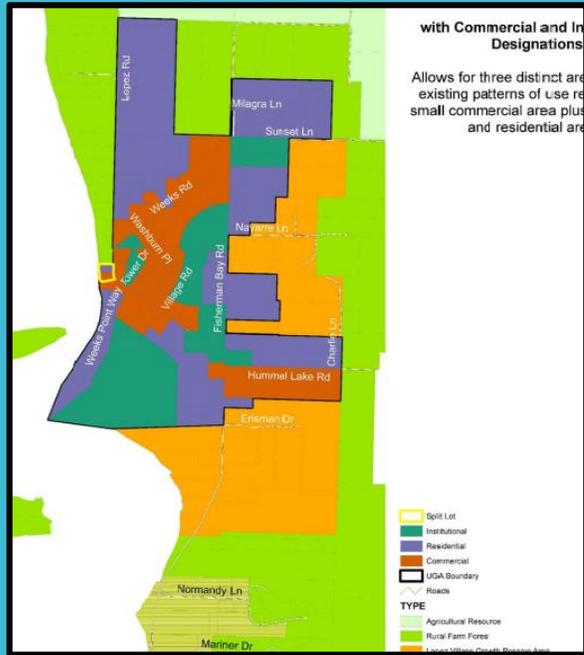
San Juan County Council

February 11, 2019

DRAFT

- Village Subarea Plan
- Development Regulations
- Standard Plans
- Implementation Plan

Purpose



- Identify additional alternatives to be advertised before the next public hearing on Lopez island
- Not to deliberate details of policy choices or select them, just identify possible alternatives

Overview



- Definitions: Artisan: choose one
- Affordable housing
- Use table / permitting choices
- Neighborhood enterprise
- Dimensional: Maximum setback and building footprint
- Creating Nonconforming structures
- Landscaping: length, Heritage trees and allowed trees
- Lighting
- Parking: credits, register, bank, parking on road frontage
- Frontage improvements
- Standard plans
- Land Use Map: designation Hummel/Fisherman Bay

Definitions

Artisan

Artisanal product

- Pick one set of definitions
- Page 2 staff report, Page 11 regulations

Staff recommendation:

Modified Lopez Village draft:

“Artisan” means a skilled craftsman, small-scale manufacturer, or artist who practices a trade or handicraft and who creates artisanal products in limited quantities for sale.

“Artisanal product” means art, food, and other retail goods created by an artisan on a small-scale or batch basis. Artisanal products are often made using traditional craft methods, tools and skills, or are manufactured on a small-scale

Affordable Housing/ REET



Page 29 of development regulations, Staff Report, Page 3

Per Ryan Page, Affordable Housing Coordinator:

No change is needed, but the provision could be made more clear:

- Affordable housing for this section means perpetual affordability for households with moderate income and below as defined by SJCC 2.27.020(C). See SJCC 18.60.~~240~~ 260.

Land Use Table



Page 32 of development regulations

- Brewery, distillery, wine and mead-making- should this include incidental tasting rooms with food service? If so add footnote.
- Mobile food vending units - **strike temporary** - confusing
- Nursing home (~~1 – 8 persons~~) - **strike number restriction – provisional in VI instead of CUP?**

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

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- Government offices – currently provisional in VC and VI: alternative: Make permitted outright - Y - or permit outright for conversion of existing buildings

18.20.040 “D” Definitions.

Day Care – Type 1. The following definitions apply to day care facilities for six or fewer children:

“Child care facility” means a family day care home (RCW 35.63.170).

“Family day care home” means a person regularly providing care during part of the 24-hour day to **six or fewer** children in the family abode of the person or persons under whose direct care the children are placed (RCW 35.63.170).

Day Care – Type 2. The following definitions apply to day care facilities for **seven or more children**:

“Day care center” means a person or agency that provides care for 13 or more children during part of the 24-hour day (RCW 74.15.020).

“Family day care provider” means a licensed day care provider who regularly provides day care for **not more than 12** children in the provider’s home in the family living quarters (RCW 74.15.020).

“Mini day care center” means a person or agency providing care during part of the 24-hour day to **12 or fewer** children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven through 12 children in the family abode of such person or persons (RCW 35.63.170).

Land Use Table

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

Page 34 and of development regulations

- Community Club - Alternative make Provisional not CUP in VI

Page 35 and 37 of development regulations

- Delete mobile home parks and footnote 6 on page 37. This is a holdover from the UDC. They should be treated the same as all other types of SFRs.

Land Use Table

Neighborhood Enterprise

Page 35 of development regulations

- Council suggested some alternatives in November.
- Another might be to delete neighborhood business in the use table, footnote and development standards.

Residential Uses ⁷			
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>

Land Use Table

Village
Commercial:

Maximum Front
or Road Setback:

5' measured from
road margin line

Page 40 of development regulations

Possible policy choices/alternatives:

- Apply only in LVA PLAT Block A and apply a minimum 5 feet setback like that proposed in VI and VR designations, or
- Apply a minimum 5 foot setback like is in VI and VC.

Land Use Table

Village
Commercial and
Institutional :

6,000 Maximum
building footprint
per building

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Page 41: Footnote 9 requires Conditional Use Permit for 4,001 - 6,000 sq. ft.

New Family Resource Center:

- 6,970 sq. ft. and attached 1 story building 2740 sq. ft.

Lopez Center for Community & Arts:

- 6,220 sq. ft.

Possible alternatives:

- Increase to 8,000 square feet per building, strike CUP footnote
- Have no maximum, use Eastsound design standards and procedures for exceptions to address scale concerns

B. Design Standards.

1. Design Standards. Design standards apply to all buildings in the village commercial and village residential/institutional districts with the exception of single-family residences. The following standards apply except as specifically provided in subsection (C) of this section.
2. Walls of buildings in excess of 40 feet in length that front on a public street shall be broken with an offset or setback of at least four feet for every 40 feet. Roof planes shall have corresponding offsets.
3. Exterior wall surfaces shall be ship lap horizontal siding, cedar shingles, vertical or horizontal tongue and groove siding, board and batten siding, or rough-sawn textured panels with applied battens. However, other materials may be used for surface area, which does not exceed 10 percent of the total wall surface area of the building, for decorative details.
4. Roof slopes shall not be less than six to 12 nor more than 12 to 12 for the principal roof of a building. Secondary roofs of porches, dormers and appurtenances shall not be less than three to 12. Flat roofs are allowed but shall not be closer than 18 feet to any eave.
5. Sloped roof surfaces shall be cedar shakes, cedar shingles, composition shingles, or metal roofing. Color shall be subdued gray or an earth tone.
6. Any change from a single-family residential use of a dwelling unit to an allowed nonresidential use is exempt from these standards unless exterior structural alteration is required or proposed for the change of use.

Nonconforming



To address concerns about creating nonconforming structures:

Possible alternatives:

- Add a new section:

18.XX.XXX Nonconforming uses and structures.

Legally established structures, uses and activities existing on X (the effective date of the ordinance) may continue in perpetuity and will not be considered nonconforming except for existing nonconforming structures, uses and activities located within shorelines of the state that are subject to Chapter 18.50.090.

- Apply the standard UDC provisions in 18.40.310 Nonconforming structures and uses. (*no code alternative advertised*)

Lighting

Concerns:

Technical, Applicability, and Enforceability

Page 49 of development regulations – staff report page 8

Some issues can be addressed by staff training, information bulletins and checklist for building permits.

Policy choices:

- Do not apply to changes in use (already does not apply to interior only remodels)
- Do not apply to expansions of existing use with 25% or more new useable floor area.

Landscaping

Concerns:

Length,
Allowed trees,
Heritage trees,
Enforceability

Page 52 of development regulations – staff report page 8

Possible alternative: Make separate sections to make it easier to use:

- Applicability
- Landscaping - when required
- Landscape plan requirements
- Prohibited and allowed trees and required planting mixtures

Policy choices:

- Retain heritage trees on the Tree Planning Plan (Item O, Page 56 regs, Map 2, Page 17 of Plan) or not?
- Make trees allowed in Village (Item R, Page 56) regs recommended,
- Change street trees allowed to recommended (Item AA, Page 61)
- On page 56, clarify that when a landscape plan is required then these trees are allowed

Note: Landscaping requirements apply to new development except SFR/duplex, interior remodels, expansions of existing w 25% or less additional useable floor area (Item A, Page 52)

Improvements Roads and driveways

Concerns:

PW: wait to
update frontage
requirements for
whole county

Page 63 of development regulations – staff report Page 11

Also see County Engineer's suggestion in Attachment F to staff report

Related: Only adopt Standard Plans 911 and 912 related to parking and make the rest conceptual only for bulletins

Parking

Concerns:

Parking credits, bank, register

Page 70 of development regulations – staff report page 8

Possible alternatives and policy choices:

- Do not have parking credit, bank, register and process
- Add parking lot to future CIP plan and then, establish, banks, etc.
- Do not require parking in road frontage improvements
- Require only the on-site spaces (Item J) 1 per employee/shift and ADA
- Require the on-site spaces and any others needed for the use can be provided by shared parking agreements.

Note: On-site parking is required.

But parking entitlement holders do not provide additional spaces.

Standard Plans

Concerns:

Should wait for
PW updates of all
plans

Conceptual except
for 911 and 912

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Possible alternatives and policy choices:

- Only adopt standard plans 911 and 912

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

Land Use Map

Concerns:

Village
Commercial at
corner of Hummel
and Fisherman
Bay Rd.

Page 23, Map 5 in Draft Lopez Village Plan

This 11 acre lot was changed from VR to VC late in the game by LVPRC. Owners expressed interest in mixed use.

Possible Alternative: Split parcel into VC on Fisherman Bay Road frontage (approximately 2.1 acres) and make remainder Village Residential.



Other Alternatives?



How to Participate

Subscribe to receive emails about outreach events and public hearings at: <http://www.sanjuanco.com/list.aspx>

Visit the project website:
<http://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>

Email Comments to LVSPcomments@sanjuanco.com, or
Mail: Linda Kuller, SJC CD & P, P.O. Box 947, Friday Harbor, WA, 98250

Next Steps

- Finish drafting alternatives in drafts;
- Set public hearing date in March;
- Run public hearing notice, post on web/newsflashes;
- Hold public hearing on Lopez/continue hearing if needed; and
- Consider final public testimony and deliberate ensuring consistency between plan and regulations.