

**Ordinance No. \_\_\_ - 2019**

**AN ORDINANCE REGARDING THE CREATION OF THE LOPEZ VILLAGE SUBAREA PLAN, AMENDING THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAPS AND ADDING A NEW SECTION TO SECTION B, ELEMENT 2, LAND USE; ADOPTING A NEW LOPEZ VILLAGE SUBAREA PLAN INCLUDING A LAND USE PLAN, OFFICIAL MAP, GOALS AND POLICIES, AND AN IMPLEMENTATION PLAN; STANDARD PLANS, AND AMENDING SAN JUAN COUNTY CODE SECTIONS 18.20.010, 18.20.080, 18.20.120, 18.20.130, 18.20.140, 18.30.190, 18.30.210, 18.60.240 AND ADDING A NEW ARTICLE TO SAN JUAN COUNTY CODE CHAPTER 18.30 TO INCLUDE DEVELOPMENT REGULATIONS FOR THE LOPEZ VILLAGE URBAN GROWTH AREA.**

**BACKGROUND**

- A. Pursuant to the Growth Management Act ((GMA) Chapter 36.70A RCW), San Juan County (County) adopted the San Juan County Comprehensive Plan (Comprehensive Plan), official maps, and implementing development regulations in the Unified Development Code; Title 18 San Juan County Code (SJCC).
- B. Ordinance 11-2000 established the interim Lopez Village Urban Growth Area (Lopez Village UGA). Ordinance 9-2005 designated the Lopez Village UGA boundary and after appeals, Ordinance 17-2008 established the current Lopez Village UGA boundary. All parcels in this UGA are designated Village Commercial.
- C. Lopez Village residents did informal planning for years after the establishment of the UGA. In 2014, County Council appointed the Lopez Village Planning and Review Committee (LVPRC) and directed staff to assist the LVPRC in preparing a draft subarea plan and development regulations to implement the plan. The LVPRC met nearly bi-weekly for several years. All meetings included a public access period.
- D. The Lopez Village Subarea Plan (LV Subarea Plan) is a detailed plan including official maps that are adopted as an Appendix to the Comprehensive Plan. The Comprehensive Plan official map that depicts Lopez Island must be updated to reference the Lopez Village Subarea Plan official map.
- E. The LV Subarea Plan and official maps are consistent with but more specific than the Comprehensive Plan. Specific development regulations, standard plans and an implementation plan were developed to implement the LV Subarea Plan goals and policies.
- F. The Comprehensive Plan contains goals and policies for the creation of new plans. The proposed LV Subarea Plan is consistent with the general goals and policies of the Comprehensive Plan as a whole and the specific provisions outlining the purpose of subarea plans.
- G. The proposed amendments to the Comprehensive Plan are consistent with the provisions of WAC 365-196-445(2) that states:
- “A comprehensive plan may include, where appropriate, subarea plans. Subarea plans must be consistent with the comprehensive plan.”*
- H. Section B, Element 2, Subsection 2.6, (Subarea plans) of the Comprehensive Plan states:

*“Subarea plans are intended to address the needs of specific geographic areas or the management of resources when they cannot be adequately addressed by the designations and provisions of this Plan.”*

By providing goals, policies and regulations that are addressed to the needs of a distinct geographic area that cannot be adequately addressed by the general Comprehensive Plan, the proposed LV Subarea Plan is consistent with this provision of the County’s Comprehensive Plan.

- I.** Section B, Element 2 of the Comprehensive Plan, Subsection 2.6.A (Goals and Policies- of Subarea plans) states that the goal of the subsequent policies is:

*“To provide for the creation of detailed plans for village activity centers, specific geographic areas, or for resources, in order to better address the unique needs and interests of those areas, environments or functions.”*

By addressing the unique needs and interests of the Lopez Village UGA, the proposed LV Subarea Plan is consistent with this provision of the County’s Comprehensive Plan.

- J.** SJCC 18.90.050 processes for the development of subarea plans was followed in the development of the Lopez Village Subarea Plan.
- K.** The LVPRC met with staff between 2014 and 2018 to develop a draft LV Subarea Plan including a vision, goals, policies and maps, development regulations, standard plans and an implementation plan.
- L.** Public participation was early and continuously throughout the development of the draft plan and implementing regulations. This included public review of multiple land use map alternatives. Information about the draft proposals was disseminated through press releases, advertisements, news flashes on the County’s webpage, email notices, printed notifications and public notices. It was also provided in an electronically accessible format on the County’s webpages. Efforts to inform and involve the public in the amendment process included the following activities:
- I. September 8, 2014 - Lopez Community Center Board
  - II. September 9, 2014 - Peer Business Group 1
  - III. September 15, 2014 - Lopez Community Land Trust Board
  - IV. September 15, 2014 - Hospice and Home Support Board
  - V. September 16, 2014 - Lopez Chamber Board
  - VI. September 18, 2014 - Lopez Library Board
  - VII. September 18, 2014 - Lopez Solid Waste Disposal District Board
  - VIII. September 18, 2014 - Fisherman Bay Sewer District
  - IX. September 25, 2014 - LVPRC members visited 21 Lopez Village Businesses
  - X. September, 29, 2014 - Peer Business Group 2
  - XI. October 1, 2014 - Notices of the October 7 public meeting were sent to the community via e-mails and post. Display ads were published in the Journal of the San Juan Islands and the Islands Weekly. Notice was published on Lopez Rocks and posted at the South End Grocery, Sunset Builders Supply, coffee shops in the Village, Library, Ferry Landing, Lopez Village Market and Blossom Grocery, Vortex, Land Trust and Family Resource Center.
  - XII. October 2, 2014 - LVPRC Members visited 7 Village businesses.
  - XIII. October 7, 2014 - A public meeting was held at Lopez Center for Community and the Arts.

- XIV. April 9, 2015 - A public meeting was held at the Lopez Center for Community and the Arts regarding alternative land use districts, and revised drafts of the vision statement and goals and policies.
  - XV. October 2015 - LVPRC members presented information to ten Village organizations. They went door-to-door to twenty-nine Village businesses to inform them of the project, supply flyers, answer questions, and invite them to the public meeting.
  - XVI. November 10, 2015 - The LVPRC published a newspaper article in the Islanders Weekly about the October 7<sup>th</sup> meeting.
  - XVII. February 12, 2018 - LVPRC members visited the Peer Group to notify them about upcoming pop-up studio and open house.
  - XVIII. February 23, 2018 - A pop-up studio was held at Village Market.
  - XIX. A mini-poll was available on the project website from February 25 through April 19, 2018.
  - XX. March 7, 2018 - An open house was held at Lopez Center for Community and the Arts. Notices of the March 7th public meeting were sent to the community via e-mails and post. Display ads were published in the Journal of the San Juan Islands and The Islands Weekly on February 21, 28 and March 7, 2018. Notice was published on Lopez Rocks and posted at the South End Grocery, Sunset Builders Supply, coffee shops in the Village, Library, Ferry Landing, Lopez Village Market and Blossom Grocery, Vortex, Land Trust and Family Resource Center.
- M.** The SJC Planning Commission and County Council were regularly briefed on the status of the draft LV Subarea Plan and implementing documents. On July 20, 2018, staff briefed the Planning Commission and County Council at a joint briefing.
- N.** On July 27, 2018, the LVPRC recommended a draft LV Subarea Plan, draft amendments and additions to SJCC Title 18 development regulations, draft standard plans and a draft implementation plan to County Council.
- O.** On August 8, 2018, notice about the potential adoption of the LV Subarea Plan and development regulations was mailed to property owners in the Lopez Village UGA and within 300 feet of the UGA per SJCC 18.90.030.
- P.** In compliance with the State Environmental Policy Act (SEPA), the environmental and nonproject action SEPA checklists were completed and evaluated for the project. It was determined that the proposals would be unlikely to create any significant adverse environmental impacts. A Determination of Non-significance (DNS) was originally issued on August 14, 2018. The newspaper failed to print the publication. The DNS was reissued on September 5, 2018, in the Journal of the San Juan Islands and The San Juan Islander and the public comment period was extended. The DNS and checklists were provided to federal, state and local agencies in accordance with SJCC 18.80.050 and WAC 197-11-340. The Washington State Department of Ecology published notice of the SEPA determination on their SEPA register under item No. 201804469.
- Q.** As required by RCW 36.70A.106, a 60-day notice regarding the potential adoption of amendments to the Comprehensive Plan was provided to the Washington State Department of Commerce on August 14, 2018. On the same day, Commerce acknowledged receipt of the notice that was processed by the State under Material ID No. 25187.
- R.** County Council was briefed on the LVPRC's recommendation on August 17, 2018.

- S.** Notice of a September 21, 2018, joint public hearing with the Planning Commission and County Council was published in the Journal of the San Juan Islands and the Islands Sounder on September 5, 2018 and the public hearing documents were made available on the project website.
- T.** County Council and Planning Commission opened a properly noticed special meeting and joint public hearing on Lopez Island on September 21, 2018.
- U.** Planning Commission continued their portion of the hearing until October 26, 2018. At that meeting they reopened the hearing, took public testimony and deliberated on the proposed LV Subarea Plan, development regulations, standard plans and implementation plan. After making some revisions in response to public comments, the Planning Commission recommended their drafts be sent County Council for review.
- V.** County Council continued their September 21, 2018, public hearing on November 26, 2018 and November 29, 2018.
- W.** Staff briefed County Council on the Planning Commission's recommended draft LV Subarea Plan, development regulations, standard plans and implementation plan on November 29, 2018.
- X.** County Council held work sessions on the proposed LV Subarea Plan and development regulations on February 11 and 19, 2019 to identify alternatives for consideration.
- Y.** Notice of an additional April 16, 2019, County Council public hearing and special meeting on Lopez Island was published in San Juan Journal and the Islands Sounder April 3, 2019. The notice identified the proposed ordinance title and identified possible County Council alternatives and changes to the draft Lopez Village Subarea Plan, official maps, development regulations, standard plans and implementation plan. The meeting was also publicized on Lopez Rocks and meeting flyers were posted at prominent public sites on the Island.
- Z.** County Council held the special meeting and public hearing on the proposals at the Lopez Center for Community and the Arts on Lopez Island, WA on April 16, 2019. Notice of the hearing was published in the Journal of the San Juan Islands and the Islands Sounder on April 3, 2019 and the public hearing documents were made available on the project webpage. Notice was posted on the Lopez Rocks website calendar. Notice was also mailed out to property owners in the Lopez Village UGA and within 300 feet of the UGA.
- AA.** County Council continued their April 16, 2019, public hearing on June 3, 2019. Notice of the hearing was published in the Journal of the San Juan Islands and the Islands Sounder on May 22, 2019. Notice was also posted on the Lopez Rocks website calendar. Notice was also mailed to property owners in the Lopez Village UGA and within 300 feet of the UGA.
- BB.** County Council continued the June 3, 2019, public hearing to July 8, 2019. The Notice of the hearing was published in the Journal of the San Juan Islands and the Islands Sounder on July 3, 2019. Notice was also posted on the Lopez Rocks website calendar.
- CC.** County Council continued the July 8, 2019, public hearing to August 19, 2019. The Notice of the hearing was published in the Journal of the San Juan Islands and the Islands Sounder on August 7, 2019. Notice was also posted on the Lopez Rocks website calendar.
- DD.** County Council continued the August 19, 2019, public hearing to September 14, 2019. The hearing was held in Lopez Center for Community and the Arts. Notice of the hearing was published in the

Journal of the San Juan Islands and the Islands Sounder on October 2, 2019. Notice was also posted on the Lopez Rocks website calendar.

**EE.** County Council deliberated on the ordinances and made the following findings:

1. The proposed LV Subarea Plan is consistent with the provisions of RCW 36.70A.080(2) (Optional elements) that states:

*“A comprehensive plan may include, where appropriate, subarea plans, each of which is consistent with the comprehensive plan.”*

2. The proposed amendments to the existing LV Subarea Plan is consistent with the provisions of WAC 365-196-445(2) that states:

*“A comprehensive plan may include, where appropriate, subarea plans. Subarea plans must be consistent with the comprehensive plan.”*

3. The proposed LV Subarea Plan and implementing development regulations, *“provides land use and development goals, policies and regulations specific to the Lopez Village UGA”* and is therefore consistent with Section B, Element 2, Subsection 2.6.B(2) of the Comprehensive Plan.

4. Section B, Element 2, Subsection 2.6, (Subarea plans) of the Comprehensive Plan states:

*“Subarea plans are intended to address the needs of specific geographic areas or the management of resources when they cannot be adequately addressed by the designations and provisions of this Plan.”*

By providing goals, policies and regulations that are addressed to the needs of a distinct geographic area that cannot be adequately addressed by the general Comprehensive Plan, the proposed LV Subarea Plan is consistent with this provision of the County Comprehensive Plan.

5. Section B, Element 2 of the Comprehensive Plan, Subsection 2.6.A (Goals and Policies- of Subarea plans) states that the goal of the subsequent policies is:

*“To provide for the creation of detailed plans for village activity centers, specific geographic areas, or for resources, in order to better address the unique needs and interests of those areas, environments or functions.”*

By addressing the unique needs and interests of the Lopez Village UGA, the LV Subarea Plan is consistent with this provision of the County Comprehensive Plan.

6. The County Comprehensive Plan contains goals and policies for identified subarea plans as well as provisions for the creation of new plans. The proposed LV Subarea Plan is consistent with the general goals and policies of the Comprehensive plan as whole and the specific provisions outlining the purpose of subarea plans in general. The proposed amendments to an existing subarea plan are consistent with the specific requirements of RCW 36.70A.080(2) and WAC 365-96-445(2).

7. By providing a plan that prevents uncoordinated and unplanned growth, the proposed LV Subarea Plan is consistent with RCW 36.70A.010 in the GMA. RCW 36.70A.010 legislative findings:

*“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.”*

8. The GMA includes thirteen planning goals to guide the development of plans and regulations under RCW 36.70A.020. The following findings address the consistency of this proposal with the GMA goals.

- a. By maintaining the current urban densities and urban uses in an area where adequate services and facilities exist, the proposed amendments to the existing Subarea Plan clearly support and are consistent with GMA goal 1.

*“(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”*

- b. The proposed LV Subarea Plan meets GMA goal 2 to reduce sprawl by maintaining the current Urban Growth Area (UGA); directing urban uses and activities to locations within that UGA; and maintaining rural densities outside the UGA.

*“(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.”*

- c. The proposed LV Subarea Plan is consistent with the GMA transportation planning goal 3 by designating a publicly owned parcel as a multi-modal transportation area.

*“(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.”*

- d. The proposed LV Subarea Plan is consistent with the GMA housing goal 4 of encouraging affordable housing insofar as the Plan retains the current provisions for density bonuses for affordable housing projects.

*“(4) 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.”*

- e. The proposed LV Subarea Plan supports and implement GMA goal 5 of encouraging economic development by clarifying which uses are allowed and the permit types within the Lopez Village UGA. By clarifying uses and applicable development standards, uncertainty is reduced and economic development is supported.

*“(5) 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.”*

- f. The proposed LV Subarea Plan and development regulations support GMA goal 6, the protection of private property rights, by providing clear development standards and allowed uses for different land use designations within the subarea. Concise and clear regulations reduce the possibility of arbitrary and discriminatory actions. The public planning process, in which proposals are considered and vetted by the community, also protect private property owners rights by ensuring that special interests do not control the outcome of the process to the benefit of some and the detriment of others.

*“(6) 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.”*

- g. The proposed LV Subarea Plan and development regulations reduce the number of conditional use permits necessary for project development in Lopez Village UGA thereby supporting the goal of increasing permit predictability in GMA goal 7.

*“(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”*

- h. The LV Subarea Plan contains provisions promoting open space, recreation opportunities and identifying important natural features. The proposed amendments support the continued protection and utilization of these resources and implement GMA goal 9.

*“(9) 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.”*

- i. By constraining sprawl and development that may be more intense within an approved UGA, the Lopez Village Subarea Plan supports the implementation of GMA goal 10.

*“(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.”*

- j. The Lopez Village Subarea Plan was developed over an extended period that involved numerous public meetings with the LVPRC, open houses and public hearings consistent with GMA goal 11.

*“(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.”*

- k. By retaining the focus of development, public facilities and urban level services within the current UGA, the proposed Lopez Village Subarea Plan supports GMA goal 12.

*“(12) 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.”*

- l. Through the continuation of appropriate land use regulation, the Lopez Village Subarea Plan supports the implementation of GMA goal 13.

*“(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.”*

9. The proposed Lopez Village Subarea Plan is consistent with the provision for regulations for specific geographic areas in the County in Section B, Element 2.1.B:

*“The subarea plan section, which contains goals and policies for the creation of plans and regulations for specific geographic areas in the county when the needs of those areas cannot be addressed by the land use provisions of this element.”*

10. After consideration of a land capacity analysis, amending the density and development options within the Lopez Village UGA in the proposed Village Subarea Plan is consistent with and supports the implementation of this general Comprehensive Plan policy in Section B, Element 2.2.A(4):

*“Direct high density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas.”*

11. By increasing the density allowed in the Village Residential designation and development options, the Lopez Village Subarea Plan is consistent with and supports the implementation of this general Comprehensive Plan policy in Section B, Element 2.2.A(10):

*“Preserve the rural character of rural, resource, and conservancy lands by providing for conservation design in new land divisions and allowing for limited residential density bonuses in return for additional protection of open space resources and natural resource functions.”*

**NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County, State of Washington, as follows:

**SECTION 1. Amendments to the Comprehensive Plan:**

The San Juan County Comprehensive Plan, Section B, Element 2, Land Use Element Subsection 2.6 is amended to add a new Subsection 2.6.B.6 as shown on attached Exhibit A.

**SECTION 2. Amendments to the Comprehensive Plan Official Map:**

The San Juan County Comprehensive Plan, Official Map and Ord. 01-2016 § 2 are amended as shown on attached Exhibit B.

**SECTION 3. Amendment of the San Juan County Comprehensive Plan and adoption of a Lopez Village Subarea Plan:**

The San Juan County Comprehensive Plan, Section B, Element 2, Land Use Element is amended to add a new Lopez Village Subarea Plan as shown on attached Exhibit C.

**SECTION 4. SJCC 18.20.010 and Ord. 1-2016 § 67 are each amended to read as follows:**

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

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

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

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

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

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

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

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

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

“Adequate” means acceptable but not excessive.

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

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

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

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

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

“Affordable housing” means 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 for owners and renters.

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

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

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

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

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

“Agricultural products” includes but is not limited to horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within 20 years of

planting; and livestock including both the animals themselves and animal products such as meat, upland finfish, poultry and poultry products, and dairy products (see RCW 90.58.065(2)).

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

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

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

“Agricultural wastes” means wastes on farms resulting from the raising or growing of plants and animals such as crop residue, manure and animal bedding, and carcasses of dead animals weighing each or collectively in excess of 15 pounds.

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

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

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

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

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

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

3. “Safety zone 3: Inner turning zone” is an area where aircraft turn into the direct approach path, or turn out of the departure path. The zone begins at the primary surface and extends out at 30 degrees

from both sides of the runway centerline. It connects to the centerline of the inner safety zone (zone 2) with sweeping arcs.

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

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

6. "Safety zone 6: Traffic pattern zone" is an area that encircles the other five safety zones. The standard area consists of a long oval that is centered longitudinally on the runway, and which envelops the other safety zones. The perimeter is constructed by swinging arcs from a point along the extended runway centerline that is 500 feet from the edge of the primary surface. The arcs are connected by line segments that are extended from the edge of safety zone 5. Zone 6 may or may not be designated for a given airport overlay district.

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

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

"Airport overlay district" means an overlay district which governs use of land in the vicinity and environs of an airport and protects public safety in the area.

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

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

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

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

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

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

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

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

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

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

“Appeal, open-record” means a hearing, conducted by the hearing examiner, that creates the County’s record through testimony and submittal of evidence and information, under procedures prescribed by the County by ordinance or resolution when a timely appeal of the director’s decision on a project permit application or a timely appeal of an administrative determination is filed.

“Applicant” means any person who files a permit application with the County and who is either the owner, beneficial owner, contract purchaser, or authorized agent of such owner of the land on which the proposed activity would be located.

“Approach surface” means the FAA imaginary surface that is the lower boundary of an airspace which begins at the ends of the primary surface and extends upward and outward along the extended runway centerline. The initial width of the surface coincides with the width of the primary surface, and expands outward uniformly from the primary surface.

“Approach, transitional, horizontal, and conical surfaces” means the imaginary surfaces that relate to an airport or airfield runway as defined in Federal Aviation Administration (FAA) regulations, 14 CFR Part 77, “Objects Affecting Navigable Airspace,” as amended, and as shown on the approach and clear zone plan for an airport or airfield. They are so-called “imaginary” surfaces because, with the exception of the runway, they cannot be seen.

“Approach, transitional, horizontal, and conical zones” means the zones which apply to the ground areas immediately under a runway approach; transitional, horizontal, and conical surfaces as projected along a vertical axis.

“Aquacultural equipment and facilities” includes, but is not limited to: (1) the following used in aquacultural operations: equipment; machinery; constructed shelters, buildings, and ponds; water storage facilities; water diversion, withdrawal, conveyance, and use equipment and facilities such as pumps, pipes, canals, ditches, and drains; (2) farm residences and associated equipment, lands, and facilities; and (3) roadside stands and on-farm markets for products (see RCW 90.58.065(2)).

“Aquacultural products” includes fish, shellfish, or other aquatic animals or plants.

“Aquaculture” means the culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery (see WAC 173-26-020(6)).

“Aquaculture, noncommercial” means harvesting fish, shellfish or other aquatic animals and plants for subsistence, recreational and personal consumption, scientific research or restoration activities.

“Aquaculture processing” means the commercial preparation of fish, shellfish or other aquatic animals and plants for market including packaging and transportation.

“Aquatic designation” means all water bodies under the jurisdiction of the Shoreline Management Act of 1971 and within the boundaries of San Juan County, including the water surface together with the underlying lands and the water column such as to bays, straits, harbors, coves, estuaries, tidelands, shorelands, and lakes.

“Aquifer” means a body of permeable saturated rock material or soil capable of conducting ground water.

“Aquifer recharge areas” means lands through which precipitation and surface water infiltrate the soil and are transmitted through rocks and soil to create ground water storage.

“Archaeological” means having to do with the scientific study of material remains of past human life and activities.

“Archaeological site” means an area of ancestral human use such as middens, burial grounds, and earthworks.

“Area” means the size of a parcel of land, as expressed in square feet or acres to two decimal places. When a public road right-of-way lies within a tract of land otherwise in contiguous ownership, area within the right-of-way may be included in gross area for the purpose of calculating maximum allowable density. When public road right-of-way abuts a tract of land, area to the centerline may be included in the gross area of the parcel for this purpose.

“Area, nominal” means the approximate area of a parcel of land, such as the aliquot part or the land area in the assessor’s records.

“Area of more intensive rural development (AMIRD)” means a class of rural lands that includes village and hamlet activity centers, residential activity centers, and island centers. AMIRDs were identified and delineated according to the criteria in RCW 36.70A.070(5)(d). They consist of commercial, industrial, residential, or mixed-use areas in which the kinds, intensities, or densities of use, or the capital facilities and services available, exceed the levels normally associated with rural development. Thus, these areas recognize and provide for existing compact rural development and uses, and allow for infill in the areas to the level of existing patterns.

“Area of natural terrain obstruction” means an area where the natural land surface penetrates the FAA imaginary surface.

“Area of special flood hazard” means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year, as indicated on the flood insurance rate maps (FIRMs).

“Artisan” means a skilled manual worker or artist who may use tools and/or machinery to pursue a particular art or profession, such as traditional occupations such as wheelwrights, bakers, grillers, brewers,

~~upholsterers, cabinet makers, carpenters, journeymen, potters, distillers, engravers, weavers, sculptors, masons, painters, photographers, fabricators, glasswrights, jewelers, goldsmiths, silversmiths, coppersmiths, tailors, vintners and taxidermists.~~ a skilled craftsperson, small-scale manufacturer, or artist who practices a trade or handicraft and who creates artisanal products in limited quantities for sale.

“Artisan activities” means the creation and sales of artisan products.

~~“Artisanal product” means an item or product created through the work of an artisan that is generally produced on a nonindustrial, small scale, or small batch basis, and is commonly hand-made using traditional methods or skills.~~ 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.

“Assembly facility” means a facility designed and used for the gathering of people, or in which they may come together in a body, such as a meeting hall, community club or center, church, etc. (See also “community club or facility” and “religious assembly facility.”)

“Assessor’s parcel number” means a geocoding number assigned by the assessor’s office for property tax assessment purposes only.

“Associated wetland” means those wetlands that are in proximity to and either influence or are influenced by tidal waters or a lake or stream that is subject to the Shoreline Management Act.

“At grade” means at ground level.

“Attached accessory dwelling unit (AADU)” means an ADU which is internal to or attached to the principal residence by (1) a common wall, or (2) a continuous roof and exterior wall enclosures, or (3) a continuous roof no less than six feet in width, the area of which is included in the living area of the ADU.

“Automotive fuel station” means any building, land area, or other premises used for the retail dispensing or sales of vehicular fuels, but at which there is no servicing or repair of automobiles.

“Automotive repair station” means any building, land area, or other premises used for the retail servicing or repair of automobiles, but at which there is no dispensing or sales of vehicular fuels.

“Automotive service station” means any building, land area, or other premises used for the retail dispensing or sales of vehicular fuels and the servicing or repair of automobiles.

“Automobile wrecking and junk (or salvage) yards” means an outdoor area used for the wrecking, storage, and recycling/salvage of wrecked or abandoned vehicles for scrap metal and/or parts. (See “junk yard or salvage facility.”)

“Available capital facilities (available capacity)” means capital facilities or services that are in place (“existing capacity”), or for which a financial commitment is in place to provide the facilities or services within a specified time (“planned capacity”). “Available capacity” consists of existing plus planned capacity. (See also “adequate capacity (adequate capital facilities),” “concurrency,” and “level of service (LOS).”)

“Average grade level” means the average or the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. Calculation of the average grade level is made by averaging the ground elevations at the midpoint of all exterior walls

of the proposed building or structure. In cases of structures to be built over the water, average grade level is the elevation of the ordinary high water mark.

“Average tree height” means the mean height of existing trees within a 150-foot radius of the facility site.

“Average vehicular trips” means the average number of all vehicles entering or leaving a site during a defined period.

**SECTION 5. SJCC 18.20.080 and Ord. 1-2016 § 71 are each amended to read as follows:**

“Habitat” means the place or type of site where a plant or animal naturally or normally lives and grows.

“Hamlet” means an activity center with high-density residential areas and a small commercial center that provides goods and services to surrounding rural residential, rural, and resource uses.

“Hangars” means covered areas and enclosed structures for housing and/or repairing aircraft.

“Hard structural shoreline stabilization measures” means shore erosion control structures and measures composed of hard surfaces, arranged with primarily linear and vertical or near-vertical faces that armor the shoreline and prevent erosion. These measures include bulkheads, rip-rap, groins, retaining walls and similar structures composed of materials such as boulders, gabions, dimensional lumber, and concrete.

“Hazard tree” means a tree that a certified arborist has determined has: (1) a high probability of falling due to a debilitating disease or a structural defect; and (2) potential for significant property damage or personal injury if it falls.

“Heavy equipment rental” means a site for the storage and retrieval of large pieces of machinery or large vehicles usually associated with construction available for the public’s use, which may include additional and complementary retail activities.

“Heavy industrial use” means a use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; a use engaged in storage of, or manufacturing processes using flammable, hazardous or explosive materials.

“Height” means the vertical distance measured from the average existing grade beneath a structure or object along a plumb line to the highest point of a structure or object.

“Height of building” means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hip roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade; or
2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection (1) of this definition is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

“Height, shoreline” means the height of shoreline structures, measured from average grade level to the highest point of a structure; provided, that television antennas, chimneys, and similar appurtenances are not used in calculating height, except where they obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, excluding temporary construction equipment (WAC 173-27-030).

“Helipads” means areas for the landing and take-off of rotary-wing aircraft, but not adequate for fixed-wing aircraft.

“Herbaceous balds and bluffs” means native plant areas located on shallow soils over bedrock, often on steep, exposed slopes with few trees, which support grasses, herbaceous plants, dwarf shrubs, brittle prickly pear cactus, mosses and lichens adapted for survival on shallow soils amid seasonally dry conditions. Trees that may be present include Douglas fir, Pacific madrone, and Garry oak.

“Herbaceous vegetation” means non-woody vascular plants.

“Historic camps” means, for the purposes of determining allowable uses, nonprofit recreational and educational camping facilities owned by a nonprofit entity and in continuous operation since October 2, 1979.

“Historic educational and scientific facilities” means, for the purposes of determining allowable uses, educational and scientific facilities in continuous operation since October 2, 1979.

“Historic resort” means, for the purposes of determining allowable uses, a resort established prior to and in continuous operation since October 2, 1979.

“Historic site, structure or landmark” means a site, structure or building of outstanding archaeological, historical or cultural significance. This is shown by its designation as such by the National or Washington State Register of Historic Places or an adopted San Juan County Historic Preservation Plan, designation as an historic landmark, or any such structure or feature for which the State Historic Preservation Officer has made a determination of significance pursuant to Section 106 of the National Historic Preservation Act.

“Home occupation” means any commercial activity carried out by a resident of a single-family residence and conducted as an incidental and accessory use of the residence.

“Horizontal surface” means the FAA imaginary surface that is the lower boundary of a horizontal airspace that is located above the airport and forms an elongated oval above the runway.

“Hospitality commercial use” means restaurants and vacation rental establishments and associated guest facilities available for short-term accommodation for a period not to exceed 30 days.

“Hostel” means a budget-oriented accommodation that is not located in a residence where beds are rented in shared dormitory style rooms and common areas and communal facilities are provided.

“Hotel” means a hospitality commercial use containing three or more individually rented lodging units (in one or more buildings), which provides sleeping accommodations, with or without meals or the facilities for preparing meals, for travelers and transient guests, and which does not meet the definitions of “bed and breakfast inn,” “bed and breakfast residence,” or “vacation rentals of a residence or an ADU.”

“Household” means one or more related or unrelated persons occupying a dwelling unit.

“Hydric soil” means soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part, as determined by following the methods described in the currently accepted Federal Manual for Identifying and Delineating Jurisdictional Wetlands. San Juan County soil map units that are dominantly comprised of hydric soils as identified in the Soil Survey of San Juan County, Washington (USDA, 2009), are: Coveland loam, zero to five percent slopes; Coupeville loam, zero to five percent slopes; Limepoint-Sholander complex, zero to eight percent slopes; Shalcar muck, zero to two percent slopes; Semiahmoo muck, zero to two percent slopes; Coveland-Mitchellbay complex, two to 15 percent slopes; Bazal-Mitchellbay complex, zero to five percent slopes; Orcas peat, zero to two percent slopes; and Dugualla muck, zero to two percent slopes. Other soils not classified as hydric by the Soil Conservation Service may still meet the hydric soil criteria.

“Hydrophytic vegetation” means macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content, as determined by following the methods described in the currently accepted Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

**SECTION 6. SJCC 18.20.120 and Ord. 11-2017 § 29 are each amended to read as follows:**

Land Division. See “division of land.”

“Landslide hazard areas” means areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

“Landward” means to or toward the land.

“Level of service (LOS)” means the number of units of capacity per unit of demand (e.g., trips, population, school-age residents) or other appropriate measure of need sufficient to meet the standards for adequate service set forth in the Comprehensive Plan. (See also “adequate capacity,” “available capacity,” and “concurrency.”)

“Licensed carrier” means a carrier authorized by the FCC.

“Light industrial” means a use involving (1) basic processing and manufacturing of materials or products predominantly from previously prepared materials; or (2) finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic processing of raw materials except food products.

“Limited area of more intensive rural development (LAMIRD)” means a class of rural lands that includes village and hamlet activity centers, residential activity centers, and island centers. LAMIRDs were identified and delineated according to the criteria in RCW 36.70A.070(5)(d). They consist of commercial, industrial, residential, or mixed-use areas in which the kinds, intensities, or densities of use, or the capital facilities and services available, exceed the levels normally associated with rural development. Thus, these areas recognize and provide for existing compact rural development and uses, and allow for infill in the areas to the level of existing patterns.

“Littoral drift” means the natural movement of sediment, particularly sand and gravel, along marine or lake shorelines as a result of wave and wind action.

“Livestock” means cattle, bison, sheep, goats, swine, horses, mules, llamas, ostriches and other poultry, and other like animals.

“Live aboard vessel” means a vessel currently registered with federal, state and local agencies that is used primarily as a place of residence. A live aboard vessel has a seaworthy hull design that meets the U.S. Coast Guard standards for floatation, safety equipment, fuel, and fuel, and electrical and ventilation systems. It is capable of travel in open waters and waterborne movement in general. It has permanent equipment for water travel, including a method for steering and propulsion, deck fittings, navigational equipment, and marine hardware.

“Live-work building” means a building which contains both commercial uses and a dwelling unit(s).

“Living area” means the internal space measured from the interior of the exterior walls, excluding decks, overhangs, unenclosed porches or unheated enclosed porches, and the stairwell on one level of a two-story structure.

“Logging” means the harvesting of timber.

“Log storage or transfer site” means any location established for the purpose of storing logs or holding logs for transfer to another location. (See also “barge landing site.”)

“Long-term commercial significance” means lands with the growing capacity, productivity, soil composition, and economic viability for long-term agricultural or silvicultural production.

“Lot.” See “parcel.”

“Lot coverage” means the surface area of a lot or lots within a single development which is occupied by buildings, excluding roof overhangs and covered porches not used for sales, storage, or service.

“Lumber mill, portable” means portable equipment to mill, split, or otherwise process forest products.

“Lumber mill, stationary” means a permanently located facility or equipment used to process forest products.

**SECTION 7. SJCC 18.20.130 and Ord. 1-2016 § 73 are each amended to read as follows:**

“Maintenance agreement” means a written agreement between parties to physically maintain a facility for common use in a manner which conforms to standards of adequacy specified in such an agreement.

“Maintenance and Repair, Normal.”

1. “Normal maintenance” includes those acts to prevent a decline, lapse, or cessation from a lawfully established condition.
2. “Normal repair” means to restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction.

Normal maintenance and repair do not include maintenance and repair that causes substantial adverse effects to shoreline resources or environment (WAC 173-27-040).

“Manufacturing” means the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

“Marina” means a facility that provides wet moorage or dry storage, supplies, and services for pleasure craft and some types of commercial craft. Boat-launching facilities may also be provided at a marina.

“Marine railway” means a set of rails running from the upland area into the water upon which a boat can be launched.

“Market value” means value of land or structures as assessed by the San Juan County assessor’s office.

“Marsh” means a soft, wet area periodically or continuously flooded to a shallow depth, usually characterized by a particular subclass (monocotyledons) of grasses, cattails, and other low plants.

“Master planned resort” means a self-contained and fully integrated planned unit development in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of on-site indoor or outdoor recreational facilities.

“Material change” means a measurable change that has significance for existing or proposed development or for the existing environment.

“Mean higher high water” or “MHHW” means the tidal elevation obtained by averaging each day’s highest tide at a particular location over a period of 19 years. It is measured from the MLLW equals 0.0 tidal elevation.

“Mean lower low water” or “MLLW” means the 0.0 tidal flat elevation. It is determined by averaging each day’s lowest tide at a particular location over a period of nineteen (19) years. It is the tidal datum for vertical tidal references in the saltwater area.

“Midden” means an area of ancestral human use that consists of an ancient refuse heap.

“Mine hazard” means an area of potential danger to persons or property due to past or present mineral extraction operations.

“Mineral extraction” means the removal of naturally occurring materials from the earth for economic use. Extraction materials include nonmetallic minerals such as sand, gravel, clay, coal, and various types of stone.

“Mineral resource lands” means those lands from which the commercial extraction of minerals (sand, gravel, rock, and other valuable aggregate or metallic substances) can be anticipated to have long-term commercial significance.

“Mini-storage” means a structure or structures containing separate, individual, and private storage spaces of varying sizes leased or rented individually for varying periods of time.

“Mitigation” means measures prescribed and implemented to avoid, minimize, lessen, or compensate for adverse impacts.

“Mixed-use development” means a development with one or more mixed-use structures.

“Mixed-use structure” means a building containing residential and non-residential uses.

“Mobile food vending unit” means a portable food or drink service vehicle.

“Mobile home” means a structure that is (1) designed to be transportable in one or more sections; (2) built on a permanent chassis; (3) designed to be used as a dwelling unit, with or without permanent foundation; and (4) connected to the required utilities, including plumbing, heating, septic, and electrical systems (RCW 43.22.340).

“Mobile home park” means a development with two or more improved pads or spaces with required improvements and utilities designed to accommodate mobile homes, according to RCW 59.20.030(4).

“Monopole” means the type of antenna mount that is self-supporting with a single shaft, typically of wood, steel or concrete, and is self-supporting without guy wires.

“Moorage” means any over-water facility for securing boats, including docks, piers, and mooring buoys, but excluding anchorage and dry boat storage.

“Mooring buoy” means a buoy used for vessel moorage that meets federal and state standards, is located waterward of the OHWM, and is permanently anchored to the sea or lake bed.

“Mooring float” means a stand-alone float used for vessel moorage that meets federal and state standards, is located waterward of the OHWM, and is permanently secured to the sea or lake bed.

“Motel” See “hotel.”

“Motor home” means a motor vehicle originally designed, reconstructed, or permanently altered to provide facilities for human habitation, which include lodging, cooking, and sewage disposal, and enclosed within a solid body shell with the vehicle, but excluding a camper or similar unit constructed separately and affixed to a motor vehicle (RCW 46.04.305).

**SECTION 8. SJCC 18.30.190 and Ord. 25-2012 § 18 are each amended to read as follows:**

**18.30.190 Subarea plans.**

Subarea plans provide goals, policies and may provide regulations which are consistent with but more specific than the general provisions of the Comprehensive Plan and development code, ~~and~~. They are developed ~~when necessary~~ to meet the needs of a particular geographic area or to manage a particular resource. Chapter 18.90 SJCC includes procedures for creating and amending subarea plans. Adopted subarea plans include:

- A. The Eastsound subarea plan, Chapter ~~16.55~~ 18.30 Article VIII SJCC, and any amendments thereto.
- B. The Shaw Island subarea plan, Chapter 16.45 SJCC, and any amendments thereto.
- C. The Waldron Island Limited Development District subarea plan, Chapter 16.36 SJCC, and any amendments thereto.
- D. The Lopez Village subarea plan, and any amendments thereto. ~~The San Juan Islands Trust Lands Management Plan, adopted by the County (Ordinance No. 86-1986).~~
- E. The San Juan Islands Trust Lands Management Plan, adopted by the County (Ordinance No. 86-1986). ~~The San Juan County Open Space and Conservation Plan, adopted in 1991 (Ordinance No. 124-1991), and any amendments thereto.~~

F. The San Juan County Open Space and Conservation Plan, adopted in 1991 (Ordinance No. 124-1991), and any amendments thereto.

**SECTION 9. SJCC 18.30.210 and Ord. 25-2012 § 21 are each amended to read as follows:**

**A. Purpose.** To provide controls for development of the Lopez Village urban growth area, the Lopez Village growth reserve area and the Lopez marine center LAMIRD.

**B. ~~Standards for New and Substantially Altered Development.~~** Chapter 18.30 SJCC Article IX contains specific development regulations and standards for ~~A~~all new development, and all substantial alterations within the boundaries of Lopez Village urban growth area. ~~are subject to the development standards of SJCC 18.60.240~~

**C. ~~Lopez Village urban growth area Allowable and Prohibited Uses.~~**

1. ~~The village commercial (VC) designations provisions of in Tables 18.30.030 (SJCC 18.30.030) and 6.1 (SJCC 18.60.050)~~ X Land use table - Lopez Village Urban Growth area land use designations shall (New section 15 of this ordinance) apply to the entire Lopez Village urban growth area, except as modified by SJCC 18.60.220(D) for planned unit 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 (New section 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.~~

~~f. The following note shall be on the face of the plat of all subdivisions and short subdivisions and on all deeds filed as part of an exempt division:~~

~~This land division is located within an urban growth area. This land division has been designed in a manner to allow the future redivision to achieve an average density of four homes per acre.~~

~~g. Development applications are exempt from the requirements of subsections (D)(1)(d) through (f) of this section where:~~

~~i. Commercial development is both within a land use designation that does not prohibit residential development or limits it to accessory use, and the area available for future development is less than 0.5 acres.~~

~~ii. Residential development will achieve a residential density of four units per acre or greater.~~

~~iii. Development is within a land use designation or density designations that has been indicated on the official maps as not require planning to maintain the potential to develop residential density of four units per acre or greater.~~

~~2. Density Bonus. A density increase to a maximum of eight units per acre may be approved for a residential development in the Lopez Village UGA provided the following requirements are met:~~

~~a. An application for a planned unit development as provided in SJCC 18.80.160 is required and the development satisfy the requirements of SJCC 18.60.220.~~

~~b. A two unit per acre density bonus may be approved if water conservation features are included in the design of the project and the applicant can demonstrate that the water conservation features will reduce demand by 15 percent from the water purveyor's average annual usage for each equivalent residential unit.~~

~~e. A two unit per acre density bonus may be approved if a minimum of two affordable housing units are provided, a three, unit per acre density bonus may be approved if a minimum of three affordable housing units are provided., or a four unit per acre density bonus many be approved if a minimum of four affordable housing units are provided. Affordable housing for this section shall means long term affordability for low and moderate income households as most recently defined by the U.S. Department of Housing and Urban Development and San Juan County. See SJCC 18.60.240.~~

~~d. The density bonus for affordable housing and the density bonus for water conservation may be combined to provide a density bonus of four per acre, which when combined with the underlying density of four units per acre would result in a maximum of eight dwelling units per acre.~~

**~~E. Resource Land Buffer.~~**

- ~~1. A buffer area of at least 50 feet shall be maintained from the boundary of any property designated as agricultural resource land.~~
- ~~2. No new structure shall be allowed within the buffer area that houses a residential occupancy, or a commercial occupancy which provides lodging or food service to visitors.~~

**DF. Land Use Controls in the Lopez Village Growth Reserve Area.**

1. The Lopez Village growth reserve area shall must follow the land use designation standards of the rural farm forest (RFF) as listed in Table 18.30.040, Allowable and Prohibited Uses in Rural, Resource, and Special Land Use Designations, which allows a current density of one unit per five acres except that new development and associated improvements and structures shall be located on the property so that they shall must not preclude future potential development as a density of four units per acre or greater in the growth reserve area.
2. Land divisions shall must provide remainder lots that will allow an average density with the division of four units per acre or greater.
3. The following note shall must be on the face of the plat of all subdivisions and short subdivisions and on all deeds filed as part of an exempt division:

This land division is located within a growth reserve area. This land division has been designed in a manner to allow the future redivision to achieve an average density of four homes per acre.

**E G. Marine Center LAMIRD.** The Lopez area marine center LAMIRD (limited area of more intense rural development) shall must be governed by the village commercial (VC) land use designation as listed in SJCC 18.30.030, Table 18.30.030, Allowable and Prohibited Uses in Activity Center Land Use Designations, and will allow a residential density of four dwelling units per acre.

**SECTION 10. SJCC 18.60.240 and Ord. 11-2000 § 5 are each amended to read as follows:**

**18.60.240 Standards for new and substantially altered development – ~~Eastsound and Lopez Village urban growth areas.~~**

**A. Applicability.** All new development, and all substantial alterations, within the Eastsound urban growth areas ~~of Eastsound and Lopez Village.~~

**B. General Regulations.**

1. All development subject to this section that is not served by the existing public sewage treatment system:
  - a. Must have sewer capability that meets the design specifications of the sewer district systems for later connection; and

- b. Must connect to the public system within one year of such service becoming available to the development.
2. 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.
3. 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.
4. Development and associated improvements and structures ~~shall~~ must be located on the property so that they ~~shall~~ must not preclude future potential development at a density of four (4) units per acre or greater.
5. Land divisions ~~shall~~ must provide remainder lots that will allow an average density with the division of four units or greater.
6. The following note ~~shall~~ must be on the face of the plat of all subdivisions and short subdivisions, and on all deeds filed as part of an exempt division:

This land division is located within an urban growth area. This land division has been designed in a manner to allow the future redivision to achieve an average density of four homes per acre.

7. Development applications are exempt from the requirements of subsections (B)(4) through (6) of this section where:
  - a. Commercial development is both within a land use district that does not prohibit residential development or limits it to accessory use, and the area available for future development is less than 0.5 acre.
  - b. Residential development will achieve a residential density of four units per acre or greater.
  - c. Development is within a land use district or density designation that has been indicated on the official maps as not requiring planning to maintain the potential to develop residential densities of four units per acre or greater.

**NEW SECTION. SECTION 11. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Applicability of Article IX.**

- A.** Article IX provides specific land use regulations and development standards for the Lopez Village urban growth area which are intended to implement the goals and policies of the Lopez Village subarea plan, a component of the San Juan County Comprehensive Plan.
- B.** Where subarea specific regulations or development standards are not established, applicable regulations in SJCC Title 18 apply.

C. In cases of a conflict, the goals and policies of the Lopez subarea plan and specific regulations of Article IX prevail.

**NEW SECTION. SECTION 12. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Lopez Village Planning Review Committee.**

- A. The Lopez Village Planning Review Committee is established by the County council.
- B. The Lopez Village Planning Review Committee will consist of five (5) members, all residents of Lopez Island appointed by the County council for terms of three (3) years each so that terms of all members do not coincide. Terms of 1 member will be for one (1) year from the date of adoption of the ordinance codified in this chapter and the terms of 2 members will be for a period of two (2) years from the anniversary of the date of adoption and 2 for three (3) years from the anniversary of the date of adoption.
- C. The purpose of the Lopez Village Planning Review Committee is to advise the department, planning commission and the County council on land use and development matters affecting the Lopez Village urban growth area.
- D. The Lopez Village Planning Review Committee has the authority to:
1. Review the Lopez Village subarea plan and development regulations at least once every five (5) years from the date of adoption. The Lopez Village Planning Review Committee may recommend amendments following SJCC 18.90.050 to more effectively achieve the purposes and policies of the Lopez Village subarea plan.
  2. Provide early design guidance to persons proposing development in the Lopez Village urban growth area.
  3. Review and provide comments to the director on proposed development and project permit applications, and environmental determinations issued according to the State Environmental Policy Act for proposed developments in the Lopez Village urban growth area;
  4. Monitor applications and permits for development within Lopez Village urban growth area to enable effective implementation of the Lopez Village subarea plan;
  5. Hold regular meetings with County representatives and utility providers for the exchange of information about plans for the extension of services or improvements to facilities within Lopez Village subarea plan; and
  6. Address parking issues or may establish a parking subcommittee.
  7. Make recommendations to the director regarding the intent or meaning of the provisions of the Lopez Village subarea plan or development regulations affecting Lopez Village urban growth area; and
  8. Fulfill the above responsibilities or other responsibilities directed by County council in accordance with bylaws for conduct for committees adopted by the County council.

**NEW SECTION. SECTION 13. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Lopez Village urban growth area densities, and density bonuses.**

**A.** The base density in the Lopez village residential designation is up to six (6) dwelling units per acre. The village commercial designation has no base density.

**B.** All development subject to this section that is not served by the existing public sewage treatment system:

1. Must have sewer capability that meets the design specifications of the sewer district systems for later connection, and
2. Must connect to the established urban growth area sewer district within one year of such service becoming available to the development.

**C.** All development subject to this section that is not served by a designated community Class A water system must connect to one within one year of such service becoming available to the development.

**D.** 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.

**E.** Development and associated improvements and structures must be located on the property in the village residential designation so that they must not preclude future potential development at a minimum density of six (6) units per acre.

**F.** Land divisions in the village residential designation must provide remainder lots that will allow an average density with the division of six (6) units per acre or greater. The following note must be on the face of the plat of all subdivisions and short subdivisions and on all deeds filed as part of an exempt division:

This land division is located within an urban growth area. This land division has been designed in a manner to allow the future redivision to achieve an average density of six homes per acre.

**G.** Development applications are exempt from the requirements of subsections (E) and (F) of this section where:

1. Commercial development is within the village commercial designation.
2. Residential development will achieve a residential density of six (6) units per acre or greater in the village residential designation.
3. Development is within the village commercial and village institutional designations that do not require planning to maintain the potential to develop a residential density of six (6) units per acre or greater.

**H.** A density increase of up to a maximum of twelve (12) units per acre may be approved for a residential development in the village residential designation provided an application for a planned unit development required by SJCC 18.80.160 and the development satisfies the requirements of SJCC 18.60.220.

**I.** A two (2) unit per acre density bonus may be approved if water conservation features are included in the design of the project and the applicant can demonstrate that the water conservation features will reduce demand by fifteen (15) percent from the water purveyor's average annual usage for each equivalent residential unit.

**J.** A two (2) unit per acre density bonus may be approved if a minimum of two (2) affordable housing units are provided, a three (3), four (4), five (5) or six (6) unit per acre density bonus may be approved if a minimum of three (3), four (4), five (5) or six (6) affordable housing units are provided. 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.

**K.** The density bonus for affordable housing and the density bonus for water conservation may be combined to provide a maximum density bonus of six (6) units per acre, which when combined with the underlying density of six (6) units per acre would result in a maximum of twelve (12) units per acre.

**NEW SECTION. SECTION 14. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Lopez Village urban growth area resource buffer.**

**A.** A resource buffer of at least fifty (50) feet must be maintained from the boundary of any property designated on the official map as agricultural resource land.

**B.** New structures for a residential or commercial occupancy that provides lodging or food service to visitors are not allowed within the resource buffer.

**NEW SECTION. SECTION 15. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Allowed and prohibited uses in Lopez Village urban growth area.**

Allowable and prohibited uses in Lopez Village urban growth area are established in Table 18.30.XXX below, except as modified by SJCC 18.60.220(D) for planned unit developments.

**Table X. 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.

Land Use	Lopez Village <sup>1, 2, 3</sup>		
	VC <sup>13</sup>	VI	VR <sup>12</sup>
<b>Commercial Uses</b>			
Animal shelters and kennels	P	N	N
Artisan activities	Y	N	N
Auto fuel service stations and repair services	Y	N	P
Bed and breakfast inn	Y	N	P/C
Bed and breakfast residence	Y	N	P
Brewery, distillery, wine and mead-making	Y	N	N
Camping facilities	N	N	N
Day care (1- 6 children)	Y	Y	C

Day care (7 or more children)	P	Y	N
Day care/health, adult (1 – 8 adults)	Y	Y	C
Family daycare provider – up to 12 children in the providers family living quarters	Y	Y	Y
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 <sup>4</sup>	C	C	N
Mobile food vending units	Y	Y	N
Nursing homes	Y	Y	P
Personal and professional services	Y	P	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 <sup>8</sup>
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 <sup>8</sup>
Personal wireless service facilities, other	C	P	N
Resorts and camps, new	N	N	N
Retail sales and services	Y	N	N
Farmers market	Y	Y	N
Warehouse, mini-storage, and moving storage facilities	N	N	N
Unnamed commercial uses	C	N	N
<b>Industrial Uses</b>			
Bulk fuel storage facilities	N	N	N
Concrete and concrete batch plants	N	N	N
<u>Construction contractor yards and offices<sup>16</sup></u>	<u>Y</u>	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
Wrecking and salvage yards	N	N	N
Unnamed industrial uses note	N	N	N
<b>Institutional Uses</b>			
College or technical school/adult education	P	Y	N
Community club or community organization assembly facility	Y	Y	N
Emergency services	P	P	N
Government offices	Y	Y	N
Institutional camps	N	P/C	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
<b>Recreational Uses</b>			
Camping facilities in public parks	N	N	N
Indoor recreation facilities	Y	Y	N
Outdoor recreation development, low impact <sup>5</sup>	P	P	C
Parks, low impact <sup>5</sup>	P	P	C
Playing fields, low impact <sup>5</sup>	N	N	N
Recreational vehicle parks	N	N	N
Outdoor shooting ranges	N	N	N
Unnamed recreational uses	C	C	C
<b>Residential Uses<sup>6</sup></b>			
Cottage enterprise	Y	N	P
Farm worker accommodations	N	N	N
Farm – stay	N	N	N
Home occupation	Y	N	Y
Multifamily residential units (3+ units)	Y	P <sup>14</sup>	Y
Single-family residential unit, stand-alone	N	N	Y
Single-family residential (1 unit only) or accessory apartment (1 unit only), accessory to an allowable nonresidential use	Y	Y	Y
Two-family residential (duplex), stand-alone	N	N	Y

Live-work units <sup>7</sup>	Y	N	N
Unnamed residential uses	C	N	C
Vacation rental of residence or accessory dwelling unit	Y	N	P
<b>Transportation Uses</b>			
Airfields	N	N	N
Airports	N	N	N
Airstrips	N	N	N
Hangars	N	N	N
Helipads associated with a medical clinic	Y	Y	N
Ferry terminal	C	N	N
Parking lots	C	N	N
Parking structures	N	N	N
Streets, public	Y	Y	Y
Trails and paths, public	Y	Y	Y
Unnamed transportation uses	P/C	P/C	N
<b>Utility Uses</b>			
Commercial communication facilities <sup>8</sup>	C	N	N
Commercial power-generation facilities	C	C <sup>15</sup>	N
Community sewerage treatment facilities	P/C	N	N
Category “A” joint use wireless facility <sup>9</sup>	P/C	P/C	P/C
Category “B” joint use wireless facility	P/C	P/C	P/C
Storage and treatment of sewage, sludge and septage systems other than lagoons	C	C	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	C	C	C
Desalination facilities	C	C	C
Unnamed utility uses	C	C	P/C
<b>Agriculture and Forestry Uses</b>			
Agricultural activities	Y	Y	Y <sup>10</sup>
Forest practices, no processing <sup>11</sup>	N	N	Y
Lumber mills, portable may be 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 must prevail over any conflicting provisions of the UDC.
4. Indoor entertainment facilities may not exceed six thousand (6,000) square feet in area.
5. Low impact facilities must not include stadium lighting, permanent goalposts, grandstands, concession stands, or artificial turf.
6. Owners or persons responsible for any horse, sheep, swine, donkey, goat, or other grazing animal, must 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. Roosters must not be allowed in the Lopez Village urban growth area.
7. 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%).
8. 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.

9. Facilities are subject to the requirements for joint use wireless facilities in Chapter 18.40 SJCC.
10. Agricultural activities are allowed except for “agricultural processing, retail and visitor serving facilities for products” in the village residential designation.
11. Forest practices including timber harvesting, except for Class IV General are regulated by the Washington Department of Natural Resources (see SJCC 18.40.120 through 18.40.180).
12. In Lopez Community Land Trust planned developments, small-scale agricultural activities, commercial uses, home occupations, and cottage industries are allowed.
13. Commercial businesses must be operated in a way that will prevent unreasonable disturbance to area residents and that complies with San Juan County Code. No use of the property must be made that produces unreasonable vibration, noise, dust, smoke, odor or electrical interference to the detriment of adjoining properties.
14. Multi-family housing in the village institutional designation is only allowed for affordable housing projects as defined by SJCC 2.27.020(C).
15. Only solar arrays are allowed in the village institutional designation.
16. Parking of service vans and company cars is allowed. Outdoor storage of heavy equipment such as excavators, bulldozers, dump trucks, and road graders is not allowed in the Village Commercial designation. Outdoor storage areas may not exceed one-thousand (1000) square feet and must not be visible from public roads and the shoreline. Screening must be no less than five (5) feet high consisting of fencing, vegetation or other visual screening materials.

**NEW SECTION. SECTION 16. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Lopez Village urban growth area setbacks and dimensional standards.**

**Table X. Lopez Village urban growth area setbacks and dimensional standards.**

Development Standard	Land Use Designation		
	Village Commercial	Village Institutional	Village Residential
<b>Setbacks<sup>1 - 6</sup></b>			
Front or Road <sup>3,4,5</sup>	In Block A of the Lopez Village Association PUD: Maximum of five (5) feet <sup>6</sup>  Other areas: Minimum of five (5) feet.	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

**Table X. Lopez Village urban growth area setbacks and dimensional standards.**

Development Standard	Land Use Designation		
	Village Commercial	Village Institutional	Village Residential
<b>Maximum Building Dimensions and Impervious Surface</b>			
Maximum building footprint per building <sup>7, 8</sup>	Eight thousand (8,000) square feet	Eight thousand (8,000) square feet	Three thousand (3,000) square feet
Height <sup>9</sup>	Thirty-five (35) feet	Thirty-five (35) feet	Thirty-five (35) feet
Maximum impervious surface <sup>10, 11</sup>	Eighty-five percent (85%)	Eighty-five percent (85%)	Forty percent (40%)

\* IRC: International Residential Code. IBC: International Building Code

**Notes:**

1. Fences, are exempt from setback requirements, except when they impair sight lines at intersections, as determined by the County engineer.
2. Setbacks do not apply to mailboxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping (including berms), utility apparatus such as poles, wires, pedestals, manholes, water pipes, water valves and vaults, at grade walkways, patios and driveways, and other items as approved by the director.
3. Setbacks from roads **must** be measured from the **margin line of the road right-of-way**. This measurement **must** be to a line parallel to and measured perpendicularly from the appropriate line. Side and rear setbacks are measured from the edge of the property in the same manner as street setbacks.
4. The maximum front or road setback may be reduced in village commercial district by the director after a recommendation is received from the Lopez Village Planning Review Committee. The criteria for administrative approval may include unique topographical circumstances, minimization of environmental or cultural resource impacts, or greater compatibility with existing development and design features.
5. Road right-of-way setbacks may be waived, by the director after a recommendation is received from the County engineer, when the presence of shoreline setbacks, property lines, topography, or other restrictions make it unreasonable to construct a structure without encroaching into the road right-of-way setback.
6. Entry features such as sheltered entrances and covered decks and gathering spaces are exempt from this requirement.
7. The building footprint will be determined by the horizontal area enclosed by the exterior wall line and contiguous roofline excluding porches and decks that extend no more than ten (10) feet from the exterior wall line that is closest to the average or natural grade.
8. Porches and decks that extend more than ten (10) feet from exterior wall line or exceed three hundred (300) square feet in area cumulatively will be included in overall footprint except for those used as gathering spaces.
9. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, skylights, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.
10. Green roofs and pervious pavement will not be included in calculations of impervious surface for the purposes of this table.
11. The maximum impervious surface requirement applies to all parcels in the Lopez Village urban growth area except for the Lopez Village Association PUD Block A. Block A is allowed 100 percent full buildout.

**NEW SECTION. SECTION 17. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Fences.**

Fences in Lopez Village urban growth area may be up to eight (8) feet in height. Only the bottom three (3) feet of the fence may be made of solid construction. The remainder of the fence should allow light and air flow.

**NEW SECTION. SECTION 18. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Artisan activities.**

Artisan activities must:

- A.** Be conducted in buildings that are two thousand five hundred (2,500) square feet in area or less which offer retail sales;
- B.** Be located on, or developed to provide visual buffers such as landscape or fencing between outdoor activities and roads, except for outdoor patios used for food and beverage service;
- C.** Not use equipment or material which produces vibration, noise, dust, smoke, odor, or electrical interference to the detriment of adjoining property; and
- D.** Employ or contract with no more than the equivalent of six (6) full-time persons. No more than nine (9) employees must be on site at one time.

**NEW SECTION. SECTION 19. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Hostels.**

- A.** The owner or lessee of the hostel must provide notice to the guests regarding rules of conduct and their responsibility.
- B.** Owners of hostels must file a twenty-four (24)-hour contact phone number with the department and county sheriff.
- C.** Hostels must provide bicycle parking facilities that comply with SJCC 18.60.130 (Item R in new subsection 36 of this ordinance).
- D.** Hostels must utilize shared parking options when feasible as permitted by SJCC 18.XX.XXX (New section 36 of this ordinance).
- E.** Parking standards may be modified by the director upon approval of an alternative parking plan.
- F.** For every six (6) beds in a shared-room, a hostel may rent one (1) room for private accommodation.

**NEW SECTION. SECTION 20. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Mobile food vending units.**

Mobile food vending units:

- A.** Are allowed in the village commercial and village institutional designations in accordance with SJCC 18.XX.XXX (New section 15 of this ordinance).
- B.** Are allowed as a temporary event in the Village Residential designation per SJCC 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.** Must 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.

**NEW SECTION. SECTION 21. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Live-work units in the village commercial designation.**

- A.** A proposed mixed-use concept plan in the village commercial designation must be submitted to DCD prior to a required pre-application meeting.
- B.** Multiple live-work units may occur in one (1) structure.

**NEW SECTION. SECTION 22. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Signs.**

- A.** The following signs are exempt from the regulations contained in subsections B through D below:
  - 1. Signs required by law, and flags of national and state governments.
  - 2. "No Hunting" and "No Trespassing" signs smaller than two (2) square feet in area.
  - 3. Political signs.
  - 4. Special event signs for periods not to exceed thirty (30) total days in a calendar year in the village commercial and institutional designations.
  - 5. Public notice signs.
  - 6. Traffic signs and traffic control devices and signals.

7. Temporary holiday decorations.
8. One temporary construction sign of up to fifteen (15) square feet in area for a period not to exceed twelve (12) consecutive months.
9. House numbers.
10. Temporary garage sale signs posted for a period not to exceed four (4) days.

**B.** Exterior signs in all Lopez Village urban growth area designations may include indirect or bare-bulb lighting sources that do not produce glare. They must not:

1. Be illuminated from within including digital, LED or neon components, or
2. Include moving, flashing parts, or moored balloons or other floating components tethered to the ground or structure.

**C.** The following general sign regulations apply to signs in the village commercial and village institutional designations:

1. Signs must be related to a business, service, or event within Lopez Village urban growth area.
2. Except for multi-tenant properties regulated by subsection (11) below, each building or land use activity is allowed three (3) signs.
3. The maximum size of any sign in village commercial and institutional designations is fifteen (15) square feet in area.
4. Signs must be oriented toward pedestrian trails or abutting roads.
5. Window signs made of opaque materials that obscure views into and out of the window are prohibited.
6. Awnings and canopies with letters, wording, or symbols are considered signs. Signs on awnings and canopies must be on the valance, the portion parallel to the window. Internal illumination of awnings and canopies is prohibited unless they are concealed in a way to provide directional light needed to illuminate sidewalks or storefronts.
7. Projecting signs must be mounted perpendicularly to a building or column and allow eight (8) feet of overhead clearance above public walkways. Projecting signs may be up to six (6) square feet in area.
8. Signs mounted on a building must not extend above or beyond the eave, rake, or parapet of the wall on which it is mounted.
9. Wall mounted signs must not project more than six (6) inches from the building wall. The size of signs painted on buildings must be measured by the smallest polygon enclosing the letters and symbols of the sign.

10. One (1) of the three (3) signs allowed in subsection (C)(2) above may be a freestanding sign. One freestanding sign no taller than six (6) feet is permitted per lot. Freestanding signs must be placed near the public right-of-way where feasible and may not obstruct pedestrian pathways.

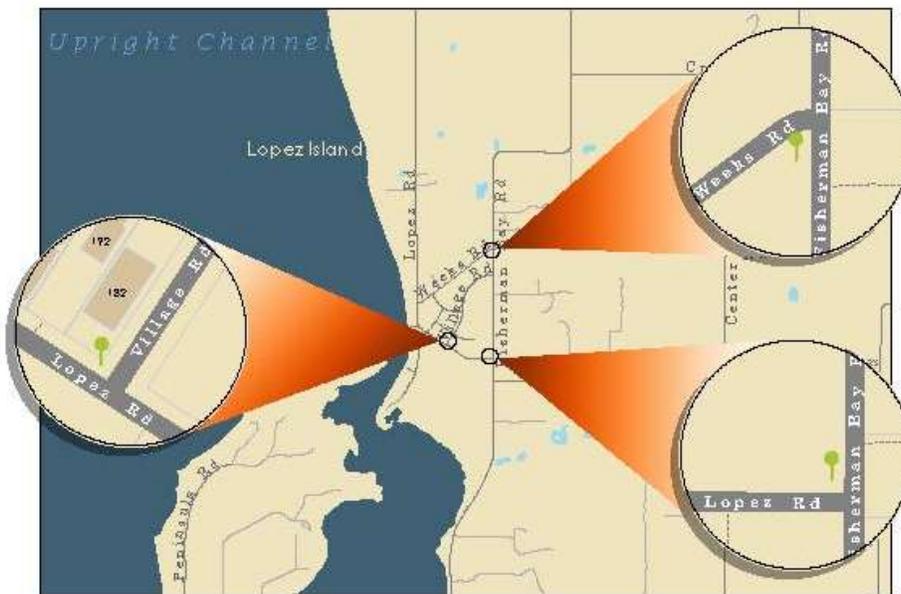
11. On multi-tenant properties, a master signage plan must be developed for review by the director and Lopez Village Planning and Review Committee. If used, a multi-tenant sign must group signage for the tenants in a single unified design. The multi-tenant sign must count towards one (1) of two (2) signs allowed per tenant. A multi-tenant sign may be up to fifteen (15) square feet in area. Other tenant signs may be up to six (6) square feet in area. The master signage design must be submitted to the director who will forward the plan to the Lopez Village Planning and Review Committee to request a review and recommendation.

12. Off-premise signs are prohibited, except as allowed below:

a. Temporary off-premise, outdoor commercial signs such as A-frame sandwich boards are permitted for a maximum of five (5) consecutive days on designated sign pads in the public right-of-way at the following intersections:

- i. Southwest corner of Weeks and Fisherman Bay roads;
- ii. Northwest corner of Lopez and Fisherman Bay roads; and
- iii. Northwest corner of Lopez and Village roads.

**Figure X. Permitted locations for outdoor commercial signs.**



b. Directional signs that provide direction to geographical places (e.g., Spencer Spit) or other public destinations are allowed in Lopez Village urban growth area if they are:

- i. No larger than four inches by twenty-four inches (4" x 24") in area and sited at intersections; or

ii. No larger than six inches by forty-two inches (6" x 42") in area if located in a public park or County land bank preserve; or

iii. Part of an island-wide sign program approved by the County council or County engineer.

**D.** When allowed, signs in the village residential designation must comply with the following:

1. One (1) sign up to two (2) square feet in area is permitted to advertise or identify a home occupation, or cottage industry. It may not be internally illuminated or made of reflective materials.
2. The sign may be mounted on the residence or freestanding. Freestanding signs may not be placed higher than three (3) feet above grade.

**E.** Deviations from these sign regulations may be allowed subject to the following:

1. A written proposal must be submitted to the director that identifies the code section proposed to be varied, the purpose and need for the deviation including any geographical, topographical, or existing development conditions that support a change.
2. The director will forward the proposal to the Lopez Village Planning and Review Committee to request a review and a recommendation.
3. The director will consider the Lopez Village Planning and Review Committee's recommendation and make a decision regarding the proposal after considering site and development circumstances.

**NEW SECTION. SECTION 23. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Lighting.**

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

**B.** These regulations are intended to:

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

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

**D.** The following are prohibited within Lopez Village:

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

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

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

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

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

b. Up to six hundred (600) square feet in area of lumens at intersections of site driveways and public roads calculated on one and one quarter (1.25) lumens per square foot.

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

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

**H.** Outdoor lighting installed after (the effective date of this ordinance) including replacement of bulbs must comply with this section except:

1. Lighting within a public right-of-way or easement for the purpose of illuminating roads or trails;
2. Repairs to existing lighting fixtures for a period of up to ten (10) years after (the date of adoption of this ordinance);
3. Temporary seasonal lighting with individual lamps less than ten (10) watts and seventy (70) lumens and other temporary lighting which may only be installed and operated for a period not to exceed sixty (60) days. After sixty (60) days, the lighting must be removed and not operated again for at least thirty (30) days;
4. Lighting used during an emergency; and
5. Lighting required by state or federal law.

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

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

**NEW SECTION. SECTION 24. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Landscaping.**

**Applicability.**

**A.** The landscaping standards in this section apply to all new development in the Lopez Village urban growth area except:

1. Individual single family or duplex dwelling units in any land use designation;
2. Interior remodeling; and
3. Expansion of an existing use with twenty-five percent (25%) or less additional useable floor area.

**B.** Except when specifically mentioned in this subsection and SJCC Article IX, the landscaping requirements in SJCC 18.60.160 do not apply in the Lopez Village urban growth area.

**C.** Applicants may consider following the Tree Planting Plan, Map 2 of the Lopez Village subarea plan when installing street trees.

**NEW SECTION. SECTION 25. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Land uses requiring landscaping.**

**A.** New above-ground utility facilities or structures, excluding distribution and transmission corridors, must be screened from public right of ways by full visual screening. Landscaping must be tall enough at full growth to screen the utility facilities or structures.

**B.** Commercial, institutional and shared refuse containers must be surrounded by full visual screening. A combination of landscaping and fencing may be used to obtain the visual screening.

**C.** New commercial, institutional, or multiple-family residential developments located adjacent to a village residential designation or multiple-family residential development must include a filtered "Type B" screening landscaping in accordance with SJCC 18.60.160 to visually separate the proposed use and designation or development.

**NEW SECTION. SECTION 26. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Parking lot landscaping.**

**A.** Parking lots with five (5) or more stalls that will front on a public road require screening landscaping to soften the visual impact of the parking lot, but not a visual barrier. Landscape buffers required along public roads may consist of groundcovers, shrubs and deciduous trees identified in Table X (Trees and vegetation recommended in the Lopez Village urban growth area). These parking lots must:

1. Include permanent curbs or structural barriers to protect landscape plantings from vehicle overhang;

2. Include a mix of evergreen and deciduous groundcovers, trees and shrubs chosen and spaced to cover the buffer area within three (3) years of planting;
3. Include landscaping consisting of trees, shrubs and plants to soften the visual impact of the parking for a minimum distance of five (5) feet between the right-of-way boundary and the parking lot;
4. Include landscape buffers that are eight (8) feet wide for the length required. Deciduous trees must have a minimum trunk diameter of one and one-half (1.5) inches at planting and be spaced so that branches will touch after ten (10) years of normal growth.
5. Include landscape buffers abutting public roads that are at least one (1) tree for every thirty (30) feet of lineal road frontage. Existing vegetation, walls, fences or grading (maximum slope three (3) to one (1)) may be incorporated into the design of the buffer if they contribute to the intent of this requirement.

**B.** Residential developments with common parking lots must provide planting areas of twenty (20) square feet in area per parking stall.

**C.** Commercial, industrial, or institutional developments, must include:

1. Twenty (20) square feet in area per parking stall when five (5) to fifteen (15) parking stalls are provided; and
2. Twenty-five (25) square feet in area per parking stall when sixteen (16) or more parking stalls are provided.

**D.** Trees must be provided in commercial, industrial, or institutional developments. The plantings must include and be distributed throughout the parking area as follows:

1. One (1) tree for every five (5) parking stalls for a commercial development; and
2. One (1) tree for every ten (10) parking stalls for industrial or institutional development.

**E.** The maximum distance between any parking stall and landscaping must be seventy-five (75) feet.

**NEW SECTION. SECTION 27. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Parking installed in the public right-of-way.**

**A.** Landscaping is required for parking installed in the public right-of-way. Landscaped areas must be provided:

1. For every five (5) stalls along forty-five (45) and ninety (90) degree angled public parking;
2. For every four (4) stalls along parallel parking; and
3. Consistent with the standard plans approved by the County engineer.

**B.** The street trees identified in Table X below and as shown on the Tree Planting Plan, Map 2 of the Lopez Village subarea plan may be used in the public right-of-way.

**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
<i>Acer circinatum</i>	Vine Maple	Weeks Road	Deciduous	25'	25'	5'	Yes
<i>Acer saccharum</i> 'Commemoration'	Commemoration Sugar	Fisherman Bay Road	Deciduous	50'	35'	6'	No
<i>Arbutus 'Marina'</i>	Strawberry Tree	Village Road	Broadleaf	25'	20'	5'	Yes
<i>Betula papyrifera</i>	Paper Birch	Fisherman Bay Road	Deciduous	50'	35'	5'	No
<i>Malus 'Adirondack'</i>	Adirondack Columnar Crabapple	Eads Lane Tower Drive Village Road	Deciduous	20'	10'	5'	Yes
<i>Malus 'Golden Raindrops'</i>	Golden Raindrops Crabapple	Eads Lane Tower Drive Village Road	Deciduous	20'	20'	10'	Yes
<i>Rhamnus purshiana</i>	Cascara	Eads Lane	Deciduous	30'	20'	5'	Yes
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	Village Road Replaces Ash on Lopez Road	Deciduous	45'	40'	6'	No

**NEW SECTION. SECTION 28. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Landscape plantings.**

- A.** Species listed on a Washington State or County noxious weed list are prohibited.
- B.** Existing vegetation that meets the landscaping standards in this section may be used to meet landscaping requirements even if they are not identified in Table X of item J below.
- C.** Soil planting types and depth must be sufficient for tree and vegetation planting. Landscaping must maintain ground stability.
- D.** Applicants may follow the Tree Planting Plan, Map 2 of the Lopez Village subarea plan and the street tree schedule in subsection J below except in view corridors specified on that map.
- E.** Hedgerows and shade canopies must be preserved or replanted to provide land use transitions and compliment the streetscape.

**F.** To the extent practicable, heritage trees (trees fifty (50) years or older) identified on the Tree Planting Plan, Map 2 of the Lopez Village subarea plan should be retained.

**G.** Trees may be spaced at irregular intervals to accommodate safe sight lines for driveways and intersections.

**H.** Landscaping may include the following as appropriate for the specific project:

1. A mix of evergreen and deciduous plants to maintain year-round color and interest;
2. On-site natural objects such as rocks, boulders and tree stumps;
3. Shrubs, grasses and other non-tree vegetation; and
4. Seating areas and public art.

**I.** Screening landscaping must provide a five (5) foot high visual barrier at full growth. Any use or development that requires a Type A landscape screen under SJCC 18.60.160, must provide landscape screening that complies with the following:

1. Landscaping must consist of a mix of evergreen groundcovers, trees and shrubs, and
2. Shrubs must be at least two (2) feet tall at the time of planting.

**J.** Table X below provides a list of trees and vegetation recommended in the Lopez Village urban growth area.

**Table X. Trees and vegetation recommended 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>Oemelaria 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	

Scientific Name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<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>Linna 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	
<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			

Scientific Name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<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 japonica</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			
<i>Calmagrostis sp.</i>	Reed grass	Deciduous	Groundcover			

Scientific Name	Common Name	Evergreen Deciduous	Size	Mature Height	Drought Tolerant	Phytore- mediation
<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

**NEW SECTION. SECTION 29. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Landscape plans.**

**A.** Landscape plans must be consistent with the goals and policies in the Lopez Village urban growth area subarea plan. A landscape plan must be submitted with a project or development permit when landscaping is required by this title. The landscape plan must be drawn on the same base map as the development plans and have a minimum scale of one (1) inch = 30 feet (1" = 30'). The plan must include a narrative identifying the overall design concept and water conservation measures. It must demonstrate compliance with the requirements of this section and the goals and policies of the Lopez Village subarea plan. The landscape plan must depict:

1. Property lines;
2. Existing or proposed structures, driveways, parking lots, fences, and retaining walls or other impervious surfaces;
3. Natural or manmade water features or bodies;
4. Designated recreational or other open space areas;
5. The acreage of the total landscape area;
6. All existing trees, vegetation, hydro zones and other landscape materials to be retained or removed;
7. All proposed trees, vegetation, hydro zones and other landscape materials. See Table X (Trees and vegetation recommended in the Lopez Village urban growth area);
8. Improvements or landscaping plans for areas where trees are proposed to be removed beyond those needed for driveways, buildings, and views;
9. If trees are to be relocated, the following should also be depicted: (a) The current location of each tree to be relocated (b) Proposed location of each relocated tree;
10. A legend including a separate key in table format that:
  - a. Identifies the types of plants, trees and vegetation for existing and proposed landscaping and with numbering for each tree and hedgerow;
  - b. Identifies heritage or canopy trees;
  - c. Provides the diameter at breast height (at four and one-half (4.5) feet above the ground) and canopy diameter or square footage of each tree;
  - d. Identification of trees to be removed or to be relocated; and
11. All structural measures included for water conservation and a description of a water system that meets SJCC 18.60.020.

**B.** Applicants are encouraged to present their project and landscape plans to the Lopez Village Planning and Review Committee prior to permit application. The Lopez Village Planning and Review Committee will make a recommendation on the landscape plan to the director once a permit has been submitted. They may recommend that the landscape plan be reviewed, or prepared by a qualified professional if the applicant proposes modifications to the landscaping regulations or finds that it is inconsistent with the Lopez Village subarea plan. For the purposes of this section a “qualified professional” means a person with training and experience in landscape architecture or a related field, or a certified arborist with at least three (3) years of related work experience.

**NEW SECTION. SECTION 30. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Modifications to landscape requirements.**

**A.** Upon submittal of a written request, the director may authorize modifications to the landscaping requirements of this section that meet the intent of the Lopez Village subarea plan to:

1. Provide consideration of physical circumstances such as site topography and soils;
2. Allow alternative plants and trees that accomplish the purposes of the type of landscaping required such as utility access and stormwater;
3. Conserve water through xeriscaping;
4. Provide flexibility in the size of initial plantings; and
5. Provide access to utilities and to accommodate stormwater facilities.

**B.** A written request to modify the landscaping requirements of the Lopez Village standard detail plans may be submitted to the director. The director and County engineer may modify the landscaping requirements on the standard plans upon good cause such as a physical constraint.

**NEW SECTION. SECTION 31. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Installation of landscaping.**

**A.** Required landscaping must be installed no later than three (3) months after issuance of a certificate of occupancy for the project or project phase. The director may extend this time-frame to allow landscaping installation during the next appropriate planting season.

**B.** If the landscaping is not installed and inspected prior to occupancy, a financial guarantee and associated agreement is required that meets meet the requirements of Chapter 18.80 SJCC, prior to issuance of the certificate of occupancy or establishment of the use. The financial guarantee and associated agreement must cover a period of no less than six (6) months after the planting or transplanting of vegetation to insure proper installation, establishment, and maintenance. The director may extend this time-period to one (1) year if necessary to cover a planting and growing season.

**NEW SECTION. SECTION 32. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Landscaping maintenance.**

Landscaping and its support systems must be maintained for the life of the project. Vegetation must not extend over walkways or driveways below a height of eight (8) feet above grade. Maintenance must include:

1. Pruning and trimming of all landscape materials to maintain a healthy growing condition or to prevent primary limb failure, and
2. Replacement of dead, diseased, damaged, or missing plantings within three (3) months or during the next planting season if the loss does not occur in a planting season. Dead, diseased, or damaged trees specifically retained to provide wildlife habitat are exempt.

**NEW SECTION. SECTION 33. A new section is added to SJCC Chapter 18.30 to read as follows:**

**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 apply within the Lopez Village urban growth area.

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

**C.** On-street parking requirements in the Lopez Village parking entitlement area depicted on Parking Plan Concept 8a and 8b maps, of the Lopez Village subarea plan are addressed in section X (New section 35 of this ordinance).

**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.

**E.** Public road frontage improvements are required when property adjoining a public road is proposed to be subdivided or developed and:

1. The proposal will increase traffic volumes by more than fifty percent (50%);
2. The proposed development requires substantial improvements (those that have a market value of at least \$75,000. The market value shall include the total cost of all improvements such as electrical, mechanical, plumbing, and structural changes to a building or facility within any twelve (12) month period or single development permit application that amount to 50 percent (50%) or more of the value of the building or facility. The assessor's fair market value or a current appraisal by a qualified professional may be used to determine the current value; and
3. The development is one of the following:
  - a. Development of a parking lot on a vacant parcel;

- b. An expansion of the existing use area by twenty-five percent (25%);
- c. Change of use of a property such as subdivision or of an existing building's construction code occupancy class to another;
- d. An addition to an existing building's square footage by twenty-five percent (25%); or
- e. Construction of a new building.

**F.** The following developments do not require public road frontage improvements:

- 1. Interior remodels with no change in footprint that are not substantial improvements as defined in subsection E above;
- 2. Interior remodels that do not involve a change in occupancy; and
- 3. A change of use occurs that does not increase the traffic volumes by more than fifty percent (50%).

**G.** When public road frontage improvements are required and sufficient right-of-way exists, the County will provide improvements depicted on the standard plans adopted by the county for Lopez Village urban growth area when such work is scheduled on public works' six-year transportation improvement program.

**H.** To ensure consistent street alignment, the property owner must coordinate with the county engineer to obtain construction elevations and grades to be used in project construction drawings for improvements required in subsection D above. Construction plans for frontage improvements must be approved by the county engineer prior to construction.

**I.** As a part of any agreement to install any improvements required in subsection D above at a future date, the property owner shall agree to participate in a road improvement project for the entire road when it is upgraded by the county. The County engineer may waive or defer the requirement to install improvements at a future date if the property owner demonstrates that the requirement is not feasible due to unique topographical or existing development characteristics, or improvements would provide no public benefit. The waiver or deferment request shall be in writing and must explain why the request is necessary. The decision must be in writing and include findings.

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

Standard Plan No.	Description	Notes
911	Typical street sections	No parking and parallel parking
912	Typical street sections	45 angle parking and main arterial

The following Lopez Village standard plans may be used for conceptual design:

Standard Plan No.	Description	Notes
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

**K.** 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.

**L.** 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.

**M.** The current edition of the Institute of Transportation Engineers (ITE) Traffic Generation Manual may be used to determine the number of trips.

**NEW SECTION. SECTION 34. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Pedestrian circulation.**

**A.** All subdivisions must provide easements and paths that connect to adjacent paths shown in adopted County plans for public trails.

**B.** Pedestrian paths in the village commercial and village institutional designations must be designed and constructed in accordance with the Lopez Village standard plans.

**NEW SECTION. SECTION 35. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Parking in Lopez Village Association Plat parking entitlement area.**

**A.** Lots identified in the parking entitlement area depicted in the Parking Plan Concept Maps 8a and 8b of the Lopez Village subarea plan and Column VIII of Exhibit B of AFN 92184514 (Lopez Village Association Plat Block A and lots 21-23) have on-street parking entitlements. No additional on-street parking spaces are required for development or project permits in this area.

**B.** Exhibit C of AFN 92179998 regarding parking space requirements by use does not apply to development or uses in the parking entitlement area.

**C.** Transfer of on-street parking right entitlements parking area must be processed in accordance with Exhibit D of AFN 92179998.

**D.** The County will maintain the public roads and provide the total number of parking spaces indicated in Exhibit B of AFN 2001 0305018 for the Lopez Village Association Plat Block A and lots 21-23 in the parking entitlement area depicted on Parking Plan Concept Maps 8a and 8b of the Lopez Village subarea plan.

**NEW SECTION. SECTION 36. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Parking requirements.**

**A.** The parking requirements in SJCC18.60.120 do not apply to parking in Lopez Village except as required by this section.

**B.** At the time of application for a development, building, or occupancy permit, or if no building permit is required, a parking layout plan must be submitted to the department for review of consistency with the requirements of this section.

**C.** All private parking areas must provide adequate space for turning or maneuvering without using public rights-of-way for internal circulation.

**D.** Driveways that provide ingress and egress between off-street parking areas and abutting streets must be constructed in accordance with SJCC 18.XX.XXX (Item B of new section 33 of this ordinance), and 18.60.100 Figure 6.1.

**E.** If lighting is provided in parking areas, it must be in accordance with SJCC 18.XX.XXX (New section 23 of this ordinance).

**F.** Accessible parking spaces and access for physically handicapped persons must be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped.

**G.** Parking spaces designed and dedicated for alternative forms of transportation may be substituted for required parking spaces. A minimum of ten (10) parking spaces must be provided before an alternative parking space may be used. The following substitutions are allowed:

1. Parking for three (3) motorcycles equals one (1) vehicle space. One (1) such substitute space is allowed;
2. A bicycle rack for eight (8) bicycles equals one (1) vehicle space. Two (2) such substitute spaces are allowed; and
3. A hitching post with adequate space for four (4) horses equals one (1) vehicle space. One such substitute space is allowed.

**H.** Parking for residential units must be provided as follows:

1. One (1) parking space for each dwelling unit of one thousand (1,000) square feet in area or less, and
2. Two (2) parking spaces for all dwelling units greater than one thousand (1,000) square feet in area.

**I.** Parking spaces for all nonresidential uses permitted in the village residential designation must be located on the same lot that they are required to serve.

**J.** Except for residential units and excluding the requirements for other residential uses such as cottage enterprise, vacation rental, etc. the number of required on-site parking spaces must be determined using SJCC 18.60.120(B) and Table 6.4. The minimum parking space dimensions required are in SJCC 18.60.120(A)(8) and Table 6.5.

**K.** Commercial and institutional development must provide on-site parking at a rate of one (1) space per employee per shift plus the accessible spaces required by subsection F of this section. In addition, property owners must provide the number of parking spaces otherwise required by SJCC 18.160.120 Table 6.4 for commercial and institutional uses such as spaces per square footage. Parking must be provided in road frontage improvements when they are required. Other required parking spaces may be met by:

1. Building the spaces on-site, and
2. Providing shared parking per subsection R below.

**L.** New on-site parking lots of five (5) spaces or more must be placed away from public roads and behind buildings unless an eight (8)-foot-wide landscaped buffer is provided according to the requirements of SJCC 18.XX.XXX (New section 26 of this ordinance).

**M.** An additional eighteen (18) inches more than the minimum width requirement must be provided for on-site parking spaces that abut a landscaped area on the sides of the vehicle to provide a place to step other than the landscaped area.

**N.** Wheel stops are required where a parked vehicle would encroach on an adjacent property, rights-of-way, landscaped areas, or pedestrian access or circulation areas.

**O.** On-site parking for commercial and mixed-use developments located northwest of Weeks Road must be located north of the development. Screening must be provided in accordance with SJCC XX.XX.XXX (New section 26 of this ordinance).

**P.** On-street parking must conform to the standard plans adopted in SJCC XX.XX.XXX (Item J of new section 33 of this ordinance).

**Q.** Required off-street parking areas located within the jurisdiction of the Shoreline Master Program must comply with SJCC Chapter 18.50 and 18.60.120 Tables 6.4 and 6.5.

**R.** Shared parking is encouraged. When proposed, a shared parking agreement must be submitted to the department with the application and it must be:

1. Based upon the hours of operation for each use that does not overlap more than one-half hour;
2. Located within one thousand (1,000) feet of the property lines of the property it will serve;

**S.** Signage for shared parking lots must be no larger than four (4) square feet in area and visibly posted in the parking lots.

**T.** Applications will be processed and authorized by the department as follows:

1. The property owner must provide written lease(s), license(s), agreement(s), or fee arrangement(s) for the shared parking for review by the director for compliance with this section;
2. If approved, a condition of approval must require that the lease(s), license(s), agreement(s), or fee arrangement(s) must be recorded as a deed restriction on the title of all applicable properties by the property owners. A copy of the recording must be submitted to the department referencing the permit number; and
3. The deed restrictions may not be revoked or modified without written authorization by the director.

**NEW SECTION. SECTION 37. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Off-street loading.**

The off-street loading requirements in SJCC18.60.140 do not apply in Lopez Village.

**NEW SECTION. SECTION 38. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Bicycle parking standards.**

**A.** All bicycle parking and storage must be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow. Bicycle parking areas must be visible from the building entrance or indicated by directional signs. They may be located within one thousand (1,000) feet of the subject property.

**B.** Bicycle racks must be placed a sufficient distance from walls and other barriers so all useable sides of the racks are accessible. Bicycle racks must be securely anchored to the ground or wall and designed to allow either a bicycle frame or wheels to be locked to the structure.

**NEW SECTION. SECTION 39. A new section is added to SJCC Chapter 18.30 to read as follows:**

**Exterior Construction Materials.**

Copper is prohibited as an exterior construction material.

**SECTION 40.** The Lopez Village standard plans are shown on Exhibit D.

**SECTION 41.** The Lopez Village Subarea Plan implementation plan shown on Exhibit E may be regularly updated.

**SECTION 42. Savings Clause.** This ordinance does not affect any pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections. All rights and obligations existing prior to adoption of this ordinance shall continue in full force and effect.

**SECTION 43. Severability.** If any provision of this ordinance or its application to any person is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected. Remaining sections of the ordinance shall be interpreted to give effect to the spirit of the ordinance prior to removal of the portions declared invalid.

**SECTION 44. Publication of Notice of Adoption.** A notice of adoption of this ordinance will be published pursuant to RCW 36.70A-290(2).

**SECTION 45. Effective Date.** This Ordinance is effective on the 10<sup>th</sup> working day after adoption.

**SECTION 46. Codification.** Sections 4 through 39 of this ordinance shall be codified as a new Article IX, Lopez Village Subarea Plan.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2019.

ATTEST: Clerk of the Council

**COUNTY COUNCIL**  
**SAN JUAN COUNTY, WASHINGTON**

\_\_\_\_\_  
Ingrid Gabriel, Clerk                      Date

\_\_\_\_\_  
Jamie Stephens, Chair  
District 3

REVIEWED BY COUNTY MANAGER

\_\_\_\_\_  
Michael J. Thomas                      Date

\_\_\_\_\_  
Rick Hughes, Vice-Chair  
District 2

RANDALL K. GAYLORD  
APPROVED AS TO FORM ONLY

By: \_\_\_\_\_  
Date

\_\_\_\_\_  
Bill Watson, Member  
District 1

**Exhibit A:** San Juan County Comprehensive Plan, Section B, Element 2, Land Use Element

**Exhibit B:** San Juan County Comprehensive Plan Official Map sheet for Lopez Island

**Exhibit C:** Lopez Village Subarea Plan: Lopez Village Plan for the Vital Place at the Heart of Lopez Island

**Exhibit D:** Standard Plans for Lopez Village UGA

**Exhibit E:** Lopez Village Subarea Plan Implementation Plan

DRAFT

**COMPREHENSIVE PLAN**

**SECTION B, ELEMENT 2**

**LAND USE**

~~April 2010~~ August 2019

*"Neighborhoods, hamlets, villages and towns are clearly defined so as to conserve agricultural, forest, mineral resource and environmentally sensitive lands. These areas provide for commerce and community activities without losing their small scale and attractive island ambiance. . . . Through innovative land use strategies, our citizens and institutions balance and protect private property rights, public rights, and our natural environment."*



## ELEMENT 2

### LAND USE

#### TABLE OF CONTENTS

<b>2.1</b>	<b>INTRODUCTION</b>	
2.1.A	Purpose.....	1
2.1.B	Land Use Concept.....	1
2.1.C	Population and Residential Density .....	2
2.1.D	Growth Management and Resource Protection .....	2
<b>2.2</b>	<b>GENERAL GOALS AND POLICIES OF THE LAND USE ELEMENT</b>	
2.2.A	General Goal and Policies.....	3
2.2.B	Economy .....	4
2.2.C	Energy .....	5
2.2.D	Essential Public Facilities .....	5
2.2.E	Recreation .....	7
2.2.F	Natural Resource Conservation .....	7
2.2.G	Social Services .....	8
2.2.H	Historic and Archaeological Preservation .....	8
2.2.I	Open Space and Scenic Resources .....	8
2.2.J	Access to Public Lands and Facilities.....	9
2.2.K	Sewage Disposal .....	9
2.2.L	Telecommunications.....	9
2.2.M	Physical Activity.....	10
<b>2.3</b>	<b>LAND-USE DESIGNATIONS</b>	
2.3.A	<b>Growth Areas</b> .....	10
2.3.B	<b>Activity Centers (including Limited Areas of More Intensive Rural Development)</b>	
	Village Activity Centers.....	13
	Hamlet Activity Centers.....	13
	Island Centers.....	13
	Residential Activity Centers.....	14
	Master Planned Resorts.....	14
2.3.C	<b>Rural Lands</b> .....	16
	Rural General Use .....	17
	Rural Farm-Forest .....	18
	Rural Residential.....	19
	Rural Industrial.....	19
	Rural Commercial .....	20
2.3.D	<b>Resource Lands</b> .....	20
	Agricultural Resource Lands.....	21
	Forest Resource Lands .....	21

<b>2.4</b>	<b>SPECIAL DISTRICTS</b>	
2.4.A	<b>Conservancy</b>	22
	Goals and Policies.....	22
2.4.B	<b>Natural</b>	
	Goals and Policies.....	23
<b>2.5</b>	<b>OVERLAY DISTRICTS</b>	23
2.5.A	<b>Mineral Resource Lands</b>	23
2.5.B	<b>Critical Areas</b>	24
	Geologically Hazardous Areas.....	25
	Frequently Flooded Areas .....	25
	Critical Aquifer Recharge Areas .....	26
	Wetlands.....	26
	Fish and Wildlife Habitat Conservation Areas.....	27
2.5.C	<b>Open Space Conservation</b>	27
2.5.D	<b>Airport Overlay District</b>	28
2.5.E	<b>Watershed Management</b>	28
<b>2.6</b>	<b>SUBAREA PLANS</b>	
2.6.A	Goal and Policies .....	28
2.6.B	Existing Subarea Plans .....	28
1.	DNR Trust Lands Management Plan .....	29
2.	Eastsound Subarea Plan .....	29
3.	Open Space and Conservation Plan .....	29
4.	Shaw Island Subarea Plan .....	30
5.	Waldron Island Limited Development District (LDD) Subarea Plan .....	30
<u>6.</u>	<u>Lopez Village Plan for the Vital Place at the Heart of Lopez Island .....</u>	<u>30</u>

**LIST OF TABLES**

Table 1.	Summary of Urban Growth Areas.....	11
Table 2.	Summary of Activity Centers.....	14

## 2.1 INTRODUCTION

### 2.1.A Purpose

San Juan County is faced with a number of critical land use issues, perhaps the most critical being protection of the primarily *rural character* and natural environment of the islands while allowing for growth and *development* that maintains these characteristics and a healthy, diverse economy and populace. The Land Use Element of the *Comprehensive Plan*, guided by the county-wide Vision Statement, establishes the desired character, quality, and pattern of development for the physical environment of the county. It represents the policy plan for growth over the next twenty years. The goals and policies in this element direct future decisions on land use regulations, actions, procedures, and programs that will further implement the intent and purpose of the overall *Plan*.

### 2.1.B Land Use Concept

The Land Use Element establishes a concept of how San Juan County should grow and develop while protecting its exceptional quality of life and natural environment and equitably sharing the public and private costs and benefits of growth. The concept establishes the overall direction for guiding residential, commercial, and industrial growth in a manner that protects public health and safety and private property rights while preserving rural character and our unique island atmosphere.

The land use concept guides San Juan County's efforts to achieve these ends by indicating where housing, shopping, community services, cultural facilities, and economic development activities should be encouraged, and where open space, rural areas, farmlands, and forested areas should be protected. It distinguishes between growth areas for urban levels of development, activity centers and other areas of more intensive rural development, rural areas, and resource lands, and places the emphasis for growth in areas where adequate public facilities and services can be provided in an efficient and economic manner.

Finally, the land use concept attempts to preserve open space, protect Critical Areas, maintain and improve the quality of air, water, soil and land resources, and protect the historic and cultural character of the islands. The land use concept is based on the densities established under the 1979 *Comprehensive Plan* as revised in the year 2000, and focuses on the distribution and mix of land uses.

The Land Use Element consists of five major sections:

- The General Goals, which provide the overall goals and policies for all lands in the county.
- The Land Use Designations, which establish four principal land use classes with specific goals and policies for a number of designations within these classes:
  - Growth Areas, including Towns and Urban Growth Areas.
  - Activity Centers including Villages, Hamlets, Island Centers, and Residential Activity Centers, which are designated consistent with RCW 36.70A.070(5)(d) as *Limited Areas of More Intensive Rural Development* (LAMIRDs). Activity Centers also include Master Planned Resorts, which are designated consistent with RCW 36.70A.360 and .362.
  - Rural Lands including Rural General Use, Rural Farm-Forest, Rural Residential, Rural Industrial, Rural Commercial, Conservancy, and Natural.
  - Resource Lands including Agricultural and Forest lands.

- The Special Districts of Conservancy and Natural which include goals and policies for conservation of areas with valuable natural features.
- The Overlay Districts, which contain additional goals and policies for certain land areas and uses that warrant specific recognition and management, including Mineral Resource Lands, *Critical Areas*, Open Space Conservation, watershed management, and Airport Districts.
- The subarea plan section, which contains goals and policies for the creation of plans and regulations for specific geographic areas in the county when the needs of those areas cannot be addressed by the land use provisions of this element.

### **2.1.C Population and Residential Density**

Residential density is established on the County's Official Maps for each area of the County. The permitted density indicates the maximum number of dwelling units that may be constructed per acre of land, or conversely in rural areas, the minimum number of acres per dwelling unit. The maps of residential density do not establish a minimum parcel size; however, new land divisions may not establish a parcel pattern which would permit development of the area at a residential density greater than that provided for in the Official Maps, or create parcels smaller than those allowed by the UDC.

The patterns of development which have occurred in San Juan County have been greatly influenced by the residential densities established in the 1979 Comprehensive Plan. In many instances the densities have been voluntarily reduced by property owners through conservation easements with the San Juan Preservation Trust (a private, non-profit land trust). Also, density reduction is being achieved through purchase of conservation easements and land acquisition by the San Juan County Land Bank.

Some of the residential densities that were established in the 1979 *Comprehensive Plan* exceeded the density that is considered consistent with rural character by the Growth Management Hearings Boards established under Washington's Growth Management Act. In response to an order from the Western Washington Growth Management Hearings Board, this *Plan* establishes rural densities that allow fewer dwelling units than permitted by the 1979 plan in a number of areas. Existing parcels which were established under the greater densities of the 1979 plan may still be developed for residential use, but any further subdivision in these areas must meet the newly established density limits. *Plan* policies encourage the combination of existing lots in order to reduce the number of dwelling units that may be developed in rural areas where the existing parcel pattern would permit development at a density greater than that established by this *Plan* and the Official Maps.

Information on existing and future population are found in Appendix 1, *Population Projections, Buildout Analysis and Land Use Inventory*.

### **2.1.D Growth Management and Resource Protection**

To ensure that Critical Areas and rural resources are protected, and that urban governmental services will not be required outside of urban growth areas and LAMIRDs, in addition to the density changes there are also *Comprehensive Plan* policies that place limits on capital facility development in the rural areas, and establish UDC conservation subdivision standards and other site design and performance standards.

## **2.2 GENERAL GOAL AND POLICIES OF THE LAND USE ELEMENT**

This section of the Land Use Element establishes the overall goal and policies for how the county will try to achieve the Vision and identifies a number of general goals and policies for a broad range of issues which may apply to all land classes in the County.

## 2.2.A General Goal and Policies

### General Goal:

To provide for the orderly use of San Juan County land, shorelines and water areas and to protect and maintain the natural beauty and resources of the islands, maintain the present rural, residential, agricultural atmosphere, respect the natural environment and processes, recognize the marine orientation of the County, and to regulate development in a manner which will protect both the rights of private landowners and the interests of the public.

### General Policies:

1. Balance the public's interest in the management of community growth and its associated impacts, with the protection of individual property rights through adoption of a coordinated set of goals, policies and regulations to guide future development in the County.
2. Recognize and support the right of property owners to maintain and replace legal, non-conforming uses and structures.
3. Consider site capabilities and existing development patterns when determining the appropriate locations and intensities of various uses of the land.
4. Direct high density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas.
5. Implement the goals and policies of this *Plan* by adopting a land-use designation map and a set of development regulations and enforcement procedures.
6. Investigate the development of a program to allow for the transfer of residential density from Rural and Resource Lands to Activity Centers and other approved receiving areas as appropriate to protect rural and resource lands. Transfer of residential density within Activity Centers should also be allowed.
7. Implement the Vision Statement goals of preserving rural character and limited natural resources by means of voluntary, incentive-based programs, and other strategies, to reduce the currently allowable maximum number of residential structures in rural areas in a manner that is fair and equitable for the affected property owners, and by establishing strategies that encourage property owners to keep parcels whole and to preserve open space.
8. Residential densities specified on the Official Maps indicate the maximum allowable density for any given parcel.
  9. Recognize that the maximum allowable density applied to land by designation on the Official Maps reflects the general intent of this *Plan* for residential development and should be allowed unless maximum density would exceed site capabilities or unless it would not comply with other applicable County land use regulations. For purposes of this *Plan*, site capabilities or conditions which may indicate a density lower than the specified maximum include, but are not limited to:
    - a. Suitability of soils to sustain individual or community sewage disposal systems.
    - b. Quality and quantity of water available to serve the proposed development.
    - c. The presence Geologically Hazardous Areas, Frequently Flooded Areas, Wetlands, or Fish and Wildlife Habitat Conservation Areas which would either be materially harmed or which would result in hazards to life and property as a result of development at maximum density.

10. Preserve the rural character of rural, resource, and conservancy lands by providing for conservation design in new land divisions and allowing for limited residential density bonuses in return for additional protection of open space resources and natural resource functions.
11. Manage runoff to prevent flooding and property damage, promote groundwater recharge and protect the quality and quantity of ground and surface water in accordance with the Water Element of this Plan. In conformance with RCW 36.70A.070(1), a description of existing flooding, drainage, and water quality problems will be developed and included as an appendix to this Plan.
12. *Vacation rental* (short-term, *i.e.*, of less than thirty days) of a principal, single-family residential unit or an ADU should be subject to standards similar to those for hospitality commercial establishments but should be classified as a residential use for purposes of land use regulation.
13. Future review and revision of the Land Use Element, its land-use designations, and the Official Maps should be based in part on the sufficiency of capital facilities as provided in the Capital Facilities Element and six-year plan, review of development patterns, projected needs, the availability and adequacy of water resources, the ability to control and mitigate the impacts of development, and the retention and protection of resource lands, special districts, critical areas, and water quality.

## **2.2.B Economy**

Goal: To support a broad-based, diversified, stable, year-round economy which provides a range of goods, services and employment opportunities serving the needs of County residents, while safeguarding the rural, residential, agricultural, and marine nature of the County.

Policies:

1. Provide a predictable development atmosphere for the local economy through the formulation of clearly defined land use designations, regulations and standards.
2. Allow the establishment of *home occupations* and *cottage enterprises* with appropriate performance standards.
3. Retain *resource-based activities* by:
  - a. Conserving agricultural, forest, and mineral resource lands;
  - b. Encouraging forest land owners to use best management practices and sustainable harvesting techniques;
  - c. Allowing resource-based processing and commercial activities to locate on resource lands and in some rural areas; and
  - d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to a personal residential use throughout the county.
4. Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the islands' natural environment, community livability, and the needs of county residents by establishing performance standards which address:
  - a. compatibility with surrounding area;
  - b. visual impact, including signage, light and glare;

- c. storm drainage control;
  - d. traffic access and circulation;
  - e. outdoor storage and location of parking and loading;
  - f. noise abatement;
  - g. water and air pollution, including hazardous wastes, odor, and noxious fumes; and
  - h. Critical Areas.
5. Allow for tourism-related businesses and activities within the context of maintaining a diverse and balanced economy while minimizing the related negative impacts.
  6. Commercial and industrial uses should be located only where directly accessible from a County Road, or from a private road if traffic and maintenance impacts to the private road are minimized.

### **2.2.C Energy**

Goal: To conserve energy and promote energy efficiency.

Policies:

1. Promote education on site planning methods that make maximum use of energy-saving features of the natural environment.
2. Provide opportunities within land use designations for the development and use of alternative energy resources which are compatible with the natural environment.

### **2.2.D Essential Public Facilities**

Recognizing the diverse essential public facility needs of San Juan County's many islands, following are the policies for addressing the siting and development of essential public facilities, including essential public facilities located within the Shoreline jurisdiction.

Goal: To ensure that the land use needs for *essential public facilities* are identified and provided for as a necessary component of a coordinated land use system.

## Policies:

### 1. Identification of Essential Public Facilities

Essential Public Facilities (EPFs) are facilities that provide a necessary public service as their primary mission, and that are difficult to site. EPFs include, but are not limited to, those facilities listed in RCW 36.70A.200; any facility that appears on the list maintained by the State Office of Financial Management under RCW 36.70A.200(4); secure community transition facilities as defined in RCW 71.09.020; state education facilities; state or regional transportation facilities as defined in RCW 47.06.140 and facilities determined to be an Essential Public Facility under SJCC 18.30.050E. Essential public capital facilities of county or state-wide significance also include, but are not limited to: passenger and vehicle ferry terminals (public); public elementary and secondary schools; solid waste collection, transfer, and disposal facilities; county roads and county docks; county equipment storage and maintenance yards; county septage handling and treatment facilities; primary electrical transmission and distribution systems; fire stations and emergency service facilities; public libraries; post offices; parks; county administrative offices; and general aviation airports.

2. Regulations and policies may not preclude the siting and construction of EPFs. When possible, EPFs shall comply with existing regulations and policies. When this is not possible, or when existing, non-conforming facilities need to be expanded, special siting, design and approval procedures should be developed that:
  - a. Consider impacts on existing land uses, resource lands, open space, scenic resources, shoreline master program, Critical Areas, and the natural and rural environment;
  - b. Consider the quality of service provided and the economic, social and environmental costs and benefits to the public;
  - c. Include the public in selecting sites and developing alternatives to mitigate negative impacts;
  - d. Require EPFs to provide reasonable mitigation of negative impacts. An application for approval of an EPF Conditional Use Permit may however, not be denied because impacts are not fully mitigated; and
  - e. Prevent the siting of incompatible uses adjacent to general aviation airports.
3. Essential public facilities should not be located within frequently flooded or geologically hazardous areas unless no practicable alternative exists.
4. On Lopez and Orcas Islands, new public schools and government administrative offices should be located within an Urban Growth Area (UGA), a LAMIRD, or other area where adequate water supply and sewage disposal exist without new extensions of urban services.
5. Other facilities should not be located outside an UGA or LAMIRD unless its operation warrants a rural location.
6. The Shoreline Master Program Element should establish shoreline environment designation, policies, boundaries, and provisions regarding the identification, siting and design of essential public facilities located in the shoreline jurisdiction.
7. To help offset potential impacts from essential public facilities, develop voluntary and incentive based programs to protect the overall functions and values of Critical Areas and to support resource land uses, particularly commercial agricultural uses.

## 2.2.E Recreation

Goal: To provide for recreational opportunities to meet the needs and interests of County residents while ensuring that recreational uses are compatible with the natural limitations of each specific site and surrounding uses.

Policies:

1. Coordinate with other public and private agencies to ensure that plans and programs provided within the County accommodate the recreational needs and interests of County residents.
2. Allow the use of public lands consistent with the physical and cultural limitations of each specific site and the island on which it is located.
3. Allow commercial *recreational developments*, consistent with the above goal, which will serve to complement public recreational facilities.
4. Prohibit recreational vehicle parks and all-terrain vehicle tracks because these uses place excessive demands on public transportation systems.
5. Prohibit the development or use of land for large-scale, permanent, tourist attractions such as theme parks and casinos, as they are out of scale and character with San Juan County. Allowable tourist attractions should be limited to those that do not require significant land area, and such attractions should meet all concurrency requirements.
6. Establish performance standards for public and private recreational developments to minimize adverse impacts on adjacent properties and the natural environment.

## 2.2.F Natural Resource Conservation

Goal: To preserve nonrenewable natural resources and conserve renewable natural resources for the benefit of existing and future generations.

Policies:

1. Conserve soils capable of supporting long-term agricultural production. The federal Natural Resources Conservation Service (NRCS) identified 34 soil types suitable for farming in San Juan County. These soils can be found on page 121 of the 2009 Soil Survey of San Juan County, Washington, available at: [http://soils.usda.gov/survey/online\\_surveys/washington/#san2009](http://soils.usda.gov/survey/online_surveys/washington/#san2009).
2. Conserve forest lands in forest grades 1-5 (as classified by the Washington Department of Natural Resources) for long-term timber production.
3. Encourage sustainable forest management in order to conserve forest lands and promote the retention and preservation of forest stands that are particularly important to visual aesthetics, wildlife habitat, groundwater retention and/or site stability.
4. Protect and preserve, wetlands, critical marine and terrestrial wildlife habitats and wildlife corridors, including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats of threatened, endangered and sensitive species.
5. Encourage the reclamation, rehabilitation and enhancements of: (a) wetlands, (b) marine and terrestrial wildlife habitat, and (c) vegetated areas necessary to maintain site stability and groundwater recharge.

6. Develop voluntary, incentive-based, protection measures for natural resources including conservation easements, transfer and purchase of development rights programs, current use taxation, and public education programs.
7. Protect the health, safety and welfare of the public by ensuring that areas susceptible to geological and hydrological hazards are not developed in a manner which would result in injury, loss of life, property damage or financial losses due to flooding, erosion, landslide, or steep slope failures.
8. Incorporate low impact development standards and guidelines (based on the Technical Guidance Manual for Puget Sound, Puget Sound Action Team, 2005) into implementing regulations for critical areas, rural and resource lands, special districts, activity centers and growth areas.

### **2.2.G Social Services**

Goal: To augment County health and social service capabilities by allowing provision of affordable residential care.

Policy:

1. Allow establishment of adult family homes for the elderly and special needs residents and home day care facilities for children in all designations which allow residential uses in accordance with state and federal laws.

### **2.2.H Historic and Archaeological Preservation**

Goal: To protect, preserve, and restore significant archaeological and historical resources in the county and encourage those types of new development that will enhance historic community identity.

Policies:

1. Protect areas of known archaeological and historic value from incompatible development and ensure that newly discovered areas uncovered during excavation are examined by the appropriate authorities.
2. Protect through voluntary measures the significant historic resources identified in an inventory, using a variety of preservation techniques including acquisition, incentives, conservation easements, transfer of development rights, overlay districts, and alternative re-use of structures.
3. Incorporate the preservation of sites and structures of historic and archaeological significance as a part of the environmental consideration in development permit and land division reviews.

### **2.2.I Open Space and Scenic Resources**

Goal: To protect and conserve open space and scenic resources.

Policy:

1. Protect open space and scenic resources identified in the County *Open Space and Conservation Plan* through implementation of a variety of conservation techniques including fee acquisition, conservation easements, incentives, overlay districts, purchase, retirement, or transfer of development rights, and education programs.

## **2.2.J Access to Public Lands and Facilities**

Goal: To provide safe and convenient access to public lands and facilities without causing significant negative impacts on the quality of life or property of island residents, or adversely affecting fragile natural features.

Policies:

1. Public agencies should acquire or otherwise assure access to publicly owned lands and facilities. Such access should not adversely affect the public resource or adjacent properties.
2. *Public access areas* should be clearly and appropriately marked.
3. *Greenways* or *buffer zones* should be provided within public access areas to protect adjacent private property.

## **2.2.K Sewage Disposal**

Goal: To ensure that growth and development is supported by site conditions suitable for sewage disposal systems, or by sewage treatment facilities in urban growth areas and certain activity centers and residential activity centers, in order to protect water quality and the public health, safety, and welfare.

Policies:

1. Allow development only upon County approval of sewage disposal systems or upon connection to an approved community sewage treatment facility.
2. Allow innovative, functional technologies for the efficient processing of sewage. These alternative methods of sewage disposal may be allowed with approval from the County Public Health Officer.
3. Locate sewage disposal facilities to prevent contamination of surface and ground water resources.
4. Coordinate with the Town of Friday Harbor in the development of programs for local sewage sludge disposal which will have minimal negative impact on the public.
5. Prohibit the importation and disposal of sewage sludge to the islands from outside of the County.
6. Allow the extension of community sewage treatment facilities into rural areas only to remedy existing or potential groundwater contamination problems, or to correct existing or impending health hazards, or to provide service to public schools, and only when it meets the other criteria provided in this *Plan*, Sections B.7.1.C and B.7.2.A.

## **2.2.L Telecommunications**

Goal: To allow for the development of effective telecommunications systems in a manner consistent with the character of island neighborhoods and the rural and scenic qualities of the islands.

Policies:

1. Allow for telecommunications towers and antennae subject to location, siting, appearance, and performance standards.
2. Existing commercial telecommunications antennae and towers should be used to the maximum extent possible to accommodate future telecommunications needs before new facilities are approved.

## 2.2.M Physical Activity

Goal: To implement community planning and design approaches that promote walking, bicycling and other physical activity.

Detailed policies supporting physical activity are found in the Transportation Element of this plan (which includes a Non-motorized Transportation Plan) and the goals and policies of adopted subarea and activity center plans.

## 2.3 LAND USE DESIGNATIONS

This section of the Land Use Element establishes four principal land use classes: Growth Areas, Activity Centers (including LAMIRDs), Rural Lands, and Resource Lands. Each Class has specific goals and policies that specify the criteria used to qualify lands for each designation and provide guidance for development regulations by identifying uses and activities which may be established in these areas. Generally, the factors for land use designations in this *Plan* include the following: physical site conditions such as soils, slope, groundwater recharge and drainage; present and projected needs of the population; the character of existing development and parcel size; financial impacts on the County and its residents; community livability; capacities of roads, sewers, water systems, and other facilities; proximity to shopping, business and community activities; and providing a balance between various land uses.

### 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.

Policies:

1. Establish different urban growth areas, each of which has a mix of land uses with housing, businesses, and services appropriate to its character, size, and location, as described in a. and b., *below*.

Types of Growth Areas

- a. **Towns** are incorporated *Urban Growth Areas* with a full range of urban facilities and services, including *high-density residential*, general commercial, and general industrial uses, schools, and neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-oriented with compact development patterns. They have municipal sewage treatment facilities, municipal water systems and provide other *urban governmental services*. Towns are incorporated.
- b. **Unincorporated Urban Growth Areas (UGAs)** are: 1) adjacent to incorporated towns, are or can be served by municipal water systems and municipal sewage treatment facilities, and contain or are appropriate for a mixture of uses including general commercial and general industrial and high density residential. All or a portion of these areas may be annexed into a town within the twenty year

planning time frame; or 2) are non-municipal urban growth areas i.e, they provide *community sewage treatment facilities* and *community water systems* services at non-rural or urban levels of service, and provide some other services similar to towns but have no incorporated core. UGAs provide a variety of housing types and residential densities, some of which are at urban-level densities, with the remainder conditioned to not preclude future upzoning. The UGAs are pedestrian-oriented with a compact village core.

2. Growth Areas should be designated on the *Comprehensive Plan* Official Maps where existing or proposed uses and services will meet the above definitions. Growth Areas designated on the *Comprehensive Plan* Official Maps are identified in Table 1, *below*.

**Table 1. Summary of Urban Growth Areas.**

<b>Location</b>	<b>Designation</b>
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

3. New urban-level residential, *general commercial* and *general industrial* uses, and urban-level facilities and services should be located only in growth areas, except as explicitly provided by this *Plan* and in compliance with the GMA, in order to avoid incompatible land uses and protect the character and values of the rural areas. Rural industries and heavy industrial types of activities will generally be located in Island Center activity centers and the Rural Industrial areas (*see* Rural areas, *below*).
4. Consider the local knowledge, experience, and preferences of community residents, in addition to the directives of the GMA and this *Plan*, when establishing the type, size, character, and boundaries of a growth area, deciding appropriate uses and their location, determining community *infrastructure* requirements, and establishing standards and design guidelines to protect and retain important features which the community values.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. The Town of Friday Harbor and the County should prepare and maintain an Urban Growth Area Management Agreement in accordance with the San Juan County and Town of Friday Harbor Joint Planning Policy adopted in 1992, as amended.
12. Urban Growth Areas (UGAs) should be designed to accommodate fifty percent (50%) of the population growth projected for the island where the UGA is located during the twenty year planning period. Development of urban areas should be encouraged consistent with smart growth principles. The Town, County, and utility providers should jointly explore infrastructure planning, construction and financing options for necessary capital improvements. Potential financing options include developer agreements, utility local improvement districts, grants, service area agreements, and impact fees.
13. 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.
14. An adaptive management program regarding seawater intrusion into the Lopez Village UGA water supply is hereby established to evaluate whether existing regulatory and non-regulatory actions with regard to seawater intrusion are protecting the quality and quantity of groundwater used for public water supplies in the Lopez Village UGA. This program is intended to supplement the County's existing water quality protections in San Juan County Code Chapter 8.06.
  - a. Benchmarks. The program uses June 2002 well data and the groundwater model described in the June 2003 Lopez Village Groundwater Model Report ("2003 Report") prepared by Pacific Groundwater Group as a benchmark. The 2003 Report is hereby incorporated into the Comprehensive Plan by reference.
  - b. Monitoring network. A well monitoring network of eleven wells has been established in and around Lopez Village in partnership with the Washington State Department of Ecology. Data loggers have been installed on these wells and will measure elevation and static level at least hourly. Additionally, manual samples will be taken at least twice a year from the wells for chemical analysis. The analysis will test for alkalinity, calcium, chloride, conductivity, fluoride, magnesium, nitrate, potassium, sodium, and sulfate.
  - c. Review by County Hydrogeologist. A County Hydrogeologist will review and analyze data collected by the monitoring network by December 31, 2008, and annually thereafter. The review will include:
    - i. Analysis of the collected data and comparison to the projections regarding pumpage and water levels in the model developed in the 2003 Report.

- ii. Modification to the model in the 2003 Report if it is not simulating aquifer conditions correctly or if more accurate indicators of seawater intrusion are developed and can feasibly be integrated into the model.
- iii. Analysis of the aquifer capacity compared to growth projections.
- d. **Thresholds.** Degradation of the aquifer will be considered to occur if the County Hydrogeologist determines that there is a greater impact on seawater intrusion than predicted in the groundwater model. If more accurate indicators of seawater intrusion or other degradation are developed and integrated into the model, such indicators will be used to measure degradation in future analyses.
- e. **Response to degradation of water quality.** If degradation occurs, the County will immediately take appropriate action to cease the issuance of building permits in the Lopez Village UGA. The County will not resume issuing building permits in the Lopez Village UGA until such time as action which will prevent further seawater intrusion has been identified and implemented. (Ord. 40-2008)

### 2.3.B Activity Centers (including Limited Areas of More Intensive Rural Development)

Goal: To recognize existing centers of activity, which offer diverse employment opportunities, a variety of residential densities and housing types, *general commercial*, *general industrial*, institutional, recreational, and community uses in a concentrated, development pattern.

Policies:

1. Establish different types of activity centers, each of which has a mix of land uses with housing, businesses, and services appropriate to its character, size, and location, as described in a.–d., *below*.

Identify and delineate activity centers that are limited areas of more intensive rural development (LAMIRDs) according to the criteria in RCW 36.70A.070(5)(d). LAMIRDs consist of *existing* (as of 1990, commercial, industrial, or residential areas in which the kinds, intensities, or densities of use, or the capital facilities and services exceed the levels normally associated with rural development. Such areas allow for the continuance of the existing areas and uses, and for infill in the areas to the level of existing patterns; however, the areas must be minimized and contained, with logical outer boundaries defined predominantly by the built environment, and may not extend beyond the existing area or use.

Also establish Master Planned Resort Activity Centers, according to the criteria in RCW 36.70A.360 and 362.

Types of Activity Centers

- a. **Village Activity Centers** have only *rural governmental services* and are not incorporated. They provide a limited variety of residential densities, and are pedestrian-oriented with a compact village core. They provide some intensive uses and services (including *community sewage treatment facilities* and *community water systems*), but are not considered capable of or appropriate for urban-level development or expansion at this time, only for infill.
- b. **Hamlet Activity Centers** are residential areas that have some non-rural densities, and have small commercial centers which provide goods and services to surrounding rural and resource land uses. Hamlets are served by community water systems and may have community sewage treatment facilities, but have only rural governmental services.
- c. **Island Centers** are generally characterized by existing general commercial and general industrial uses and may also include some *rural commercial* and *rural industrial* uses. These centers may be served by community water systems, but have only rural governmental services. Island Centers differ from

other Activity Centers in that they generally do not have a high density residential component included within the center boundaries, and new residential development (except where accessory to commercial or industrial use) should be prohibited. The commercial and industrial uses located in these centers provide goods and services island-wide.

- d. **Residential Activity Centers** are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.
  - e. **Master Planned Resorts** are self-contained and fully integrated *planned unit developments*, in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. They may contain other residential uses and commercial activities within their boundaries, but only if these uses are integrated into and support the on-site recreation nature of the resort. Master Planned Resorts may be within other activity centers.
2. Activity centers should be designated on the *Comprehensive Plan* Official Maps where existing or proposed uses and services meet the above definitions. Activity centers designated on the *Comprehensive Plan* Official Maps are identified in Table 2, *below*.

Table 2 Summary of Activity Centers

Location	Designation	Existing Site-Specific Plans & Standards
Orcas Village <del>Landing</del>	Village Activity Center	Yes
Olga	Hamlet Activity Center	Yes
Deer Harbor	Hamlet Activity Center	Yes
Doe Bay	Hamlet Activity Center	No (subject to general, interim activity center standards)
Westsound	Hamlet Activity Center	No (subject to general interim activity center standards)
W. Beach Rd/Crow Valley Rd.- Orcas	Island Center	No
Center Rd./School Road-Lopez	Island Center	No
Country Corner-Orcas	Island Center	Yes
North Roche Harbor Area	Residential Activity Center	No
North Rosario Area	Residential Activity Center	No
Roche Harbor	Master Planned Resort	Yes (resort master plan)
Rosario Resort	Master Planned Resort	Yes (resort master plan)
West Beach Resort	Master Planned Resort	No

- 3. New general commercial, general industrial, and institutional uses should be located in activity centers, as appropriate with the established patterns of development and use, to avoid incompatible land uses and the proliferation of these uses in rural areas.
- 4. Use the Roche Harbor Master Planned Resort (RHMPR) *Activity Center Plan* dated June 1994, and modified in April 1996, as a guide for the planned unit development of the RHMPR. The following policies are established to manage development in the RHMPR:

- a. The RHMPR *Plan* is based on a 200-unit reduction in density from that potentially allowed under the 1979-established densities on property under Roche Harbor ownership.
  - b. A phased planned unit development (PUD), subject to the County's PUD process, should be submitted for approval of any new development in the RHMPR planning area in any one year period, when such development exceeds 4,000 square feet of gross floor area, or for any recreational facility development.
  - c. Each phase of the PUD should be accompanied by an environmental assessment prepared in accordance with the requirements of the State Environmental Policy Act (SEPA).
  - d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units, allowable uses, average density, percentage of open space, road access and circulation, and provisions for water, sewage, and stormwater management. The specific area descriptions identified in the Addendum to the modified RHMPR *Activity Center Plan* should be used to guide phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should be provided by the developer for all areas included in the RHMPR and in the Westcott Bay drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to implementation of any phase of development.
  - e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD phases. Such meetings should provide opportunity for public review and comment on proposed phase plans.
5. In addition to the directives of the GMA and this *Plan*, consider the local knowledge, experience, and preferences of community residents when establishing the type, size, character, and boundaries of an LAMIRD/activity center, deciding appropriate uses and their location, determining community *infrastructure* requirements, and establishing standards and design guidelines to protect and retain important features which the community values.
  6. Subarea plans or location specific designations and standards for village, hamlet and island center activity centers may be adopted to guide land use and development in these areas. Land use districts and development standards for activity centers should be compatible with existing development patterns and community character, including rural aspects. Critical Areas within activity centers should be preserved and enhanced. Residential, commercial and industrial areas should be identified in each activity center, if appropriate, and specific development standards adopted for these areas.
  7. New development in activity centers served by public or private community water and sewage treatment systems should be connected to such systems where available and appropriate. System operators should be responsible for maintaining an up-to-date understanding of the status of their systems (including capacity and numbers of existing connections and commitments to service). For sewage treatment systems and Group A water systems in Village, Hamlet, and Residential activity centers 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. Service by such facilities in residential activity centers may be conditioned specifically for the individual area or portions thereof.
  8. Mixed-uses, high-density residential uses, commercial, industrial, and public uses, should be located within activity centers where adequate facilities, services, utilities and improvements exist or are planned to support the level and type of development identified, as appropriate to the existing levels and patterns of development, and the established range of uses.
  9. Residential development in activity centers, except Island Centers and Master Planned Resort activity centers, should allow a full range of single- and multi-family housing types. Density bonuses are allowable, as appropriate to established development patterns, to achieve affordable housing goals. New residential development should be prohibited in Island Centers except as an accessory to commercial or industrial use.

New residential development may take place in master Planned Resort activity centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as determined at the time of Master Plan approval.

10. Open space design standards should be established to maintain the rural character at the borders of activity centers.
11. Open space areas, in the form of squares, green spaces, and parks within activity centers, should be an integral part of these activity centers to provide settings for recreation and public gatherings, and to protect Critical Areas, scenic qualities, and historic features.
12. In all activity centers storm drainage considerations should be addressed in the design of land development projects to control storm water runoff and erosion.
13. Establish development standards for Master Planned Resort activity centers to ensure that development is compatible with surrounding land uses and that adequate facilities and services are available for the level of development planned. Development standards should address, at a minimum, the following:
  - a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural, historic, and other important features;
  - b. Location and design of improvements and activities in such a manner to avoid or minimize adverse effects of the resort on surrounding lands;
  - c. Water quantity and quality, including stormwater management;
  - d. Location specific standards to retain and enhance resort character;
  - e. Protection of Critical Areas; and
  - f. Concurrency requirements for impacts on transportation facilities and other capital facilities and services.
14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where appropriate and practical, given existing development patterns, potential project sizes, available supportive services, terrain, etc.) 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.

### **2.3.C Rural Lands**

Goal: To maintain and enhance the rural character of the County. *Rural lands* are intended to retain the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people with choices of living environments at lower densities or use intensities than those in Activity Centers. Rural lands also include the *Special Districts*, which are discussed further in Section B.2.4.

Policies (2.3.C.1–10):

1. Identify as Rural lands on the *Comprehensive Plan* Official Maps all those which are not within an Activity Center and are not designated as Resource Lands.

2. Adopt performance standards for clearing and grading on Rural lands to minimize the potential adverse impacts of these activities on forested lands, soils, surface water quality and quantity, groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage courses, and protect adjacent property from damage.
3. Establish provisions for Conversion Option Harvest plans in coordination with the state Department of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of the DNR and the County in the processing, administration and enforcement of forest practice activities, especially as they relate to the clearing of land for non-forestry uses.
4. Establish development standards for Planned Unit Developments (PUD) in Rural 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 at rural densities, and preservation of open space and natural features.
5. Strengthen *Right-to-Farm* and *Right to Forestry* provisions which establish the high priority and favored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and non-forestry uses.
6. Consider the scope and scale of proposals for the alteration, modification, or expansion of existing camps and existing small resorts. Changes that would expand the scope of services (*e.g.*, adding meal service or new recreational facilities, or adding new convention, hotel or marina facilities), increase the scale of facilities, or add on-site residential housing, should require discretionary use or conditional use permits. Allow expansion of existing uses that conform to the current scope and scale subject to reasonable performance standards to ensure that alteration and expansion of such uses have minimal adverse impacts on surrounding uses.
7. Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable performance standards to ensure that alteration, intensification, and expansion of such uses have minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust, traffic) would result from expansion or modification, a conditional use permit should be required. Modification to include a new use or operation (*e.g.*, an asphalt plant or a rock crusher) should be a conditional use and be limited to areas where residential densities are planned at five acres or more per unit.
8. Alteration and expansion of existing *airstrips* and *airfields* that would result in increased aircraft activity, conflict with the purpose of the applicable land use district, or cause increased adverse impacts to surrounding areas should be prohibited. Allow minor, low-impact changes subject to reasonable performance standards to ensure that such uses have minimal adverse impacts on surrounding uses. Alteration and expansion of existing airports should be subject to a conditional use permit.
9. When evaluating proposals for the alteration, modification, or expansion of non-conforming uses, consider the total impact of the non-conforming uses as well as the added impact of the incremental changes, and the consistency of the changes with the applicable land-use designation.
10. Establish clearly defined Rural land use designations which promote and preserve the rural character of the islands while meeting the varied needs of island residents. The designations are:

**a. Rural General Use**

Goal: To provide flexibility for a variety of *small-scale*, low-impact uses to locate on rural lands.

Policies:

- (1) Areas which are characterized by the following criteria may be designated as Rural General Use on the *Comprehensive Plan* Official Maps:
  - i. There is an existing mix of residential development, scattered single family residences, small farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises, rural commercial and rural industrial uses;
  - ii. Parcels are generally five to twenty acres in size; and
  - iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.
- (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial, and cottage enterprise uses.
- (3) Establish performance standards for the uses contained in Policy (2), *above*, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage control.
- (4) Allowable uses should be compatible with the existing rural character and should not result in more than a minimal and manageable increase in demand on existing rural governmental services and facilities, utilities, community water systems, sewage disposal systems, and County roads.

**b. Rural Farm-Forest**

Goal: To provide for rural living opportunities which are compatible with small-scale farming and forestry activities.

Policies:

- (1) Areas which are characterized by the following criteria may be designated as Rural Farm-Forest lands on the *Comprehensive Plan* Official Maps:
  - i. The predominant land use is farming and forestry mixed with residential development;
  - ii. Parcels are generally five or more acres in size; and
  - iii. Soils are suitable for small-scale agricultural or forestry uses.
- (2) Adopt site development standards for permissible uses that will maintain a predominant portion of the farm and forested areas for farming and forest uses.
- (3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial uses, such as processing and limited retailing facilities for farm and forest products, to be located on Rural Farm-Forest lands.
- (4) Establish development standards that allow for farm stay accommodations for agritourism enterprises.
- (5) Allow the development of farm worker accommodations on Rural Farm-Forest lands subject to standards that ensure the occupancy is seasonal and limited to persons employed by the proprietor

in farm labor for a farm production season only, and that ensure compliance with applicable public health and safety requirements.

- (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), *above*, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage.

### **c. Rural Residential**

Goal: To protect the predominantly residential character of some rural areas and provide for a variety of residential living opportunities at *rural densities*.

Policies:

- (1) Areas which are characterized by the following criteria may be designated as Rural Residential on the *Comprehensive Plan* Official Maps:
  - i. There are existing small acreage platted areas generally with private covenants and restrictions, and some exclusively residential developments are expected to continue to occur; and
  - ii. Parcels are generally two to five acres in size, and may also include areas with lots less than two acres in size.
- (2) Guide the site design of new residential land divisions to retain rural character and minimize the demand for and cost of public facilities and services.
- (3) Prohibit cottage enterprises and commercial and industrial uses, other than home occupations and uses of comparable impact on residential use.
- (4) Community facilities such as fire stations, club houses and associated recreational amenities should be allowed in Rural Residential areas to serve these residential communities.

### **d. Rural Industrial**

Goal: To provide areas for rural oriented industrial uses which are not generally compatible with activity center land uses, which compliment rural character and development, and which can be served by rural governmental services.

Policies:

- (1) Areas which are characterized by the following criteria may be designated as Rural Industrial on the *Comprehensive Plan* Official Maps:
  - i. Lands with an existing or historical commitment to rural industrial uses;
  - ii. Lands with direct access to a public roadway classified as a minor or major arterial;
  - iii. Lands where on-site physical features can be used to protect surrounding lands from negative impacts; and
  - iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve several new uses in a concentrated area.

- (2) Rural industrial uses should be limited to those which are most appropriately located in the rural environment because of incompatibility with intensive, mixed use development patterns characteristic of activity centers. Such uses include, but are not limited to, storage yards, lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.
- (3) New residential development (except where accessory to commercial or industrial use) within these areas should be prohibited.
- (4) Establish performance standards for all development in Rural Industrial areas to ensure that allowed uses are consistent with the rural character of the area and minimize adverse environmental impacts. Standards should address access, circulation, signage, parking, noise, odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.

**e. Rural Commercial**

Goal: To provide areas for rural oriented commercial uses which compliment rural character and development, and which can be served by rural governmental services.

Policies:

- (1) Areas which are characterized by the following criteria may be designated as Rural Commercial on the *Comprehensive Plan* Official Maps:
  - i. Lands with an existing or historical commitment to rural commercial uses;
  - ii. Lands with direct access to a public roadway classified as a minor or major arterial; and
  - iii. Lands where on-site physical features and/or parcel size can be used to protect surrounding rural land uses from negative impacts.
- (2) Rural commercial uses should be limited to those which are most appropriately located in and are compatible with the rural environment. Such uses include, but are not limited to, veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale hospitality commercial uses such as country inns and restaurants.
- (3) New residential development (except where accessory to commercial or industrial use) within these areas should be prohibited.
- (4) Establish performance standards for all development in Rural Commercial areas to ensure that allowed uses are consistent with the rural character of the area and minimize adverse environmental impacts. Standards should address access, circulation, signage, parking, noise, odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.

**2.3.D Resource Lands**

Goal: To recognize and protect the physical conditions and characteristics of agricultural and forest resource lands which are conducive to the use of such lands for long-term commercial production.

Policies (2.3.D.1–5):

1. Identify lands as Agricultural and Forest Resource lands on the *Comprehensive Plan* Official Maps which are not designated as Activity Centers or Rural Lands.

2. Apply site planning standards for land division activities on resource lands to ensure that agricultural and forest resource lands are conserved for long-term farm and forest uses.
3. Strengthen Right-to-Farm and Right-to-Forestry provisions which establish the high priority and favored use of Resource Lands for farming and forestry operations and assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm uses.
4. Continue to apply the Open Space Conservation Overlay District regulations to Agricultural Resource Lands located within the San Juan Valley.
5. Establish clearly defined Resource Lands designations which protect and conserve long-term commercially significant agricultural and forest lands and associated uses. The designations are:

**a. Agricultural Resource Lands**

Goal: To ensure the conservation of agricultural resource lands of long-term commercial significance for existing and future generations, and protect these lands from interference by adjacent uses which may affect the continued use of these lands for production of food and agricultural products.

Policies:

- (1) Lands in agricultural use which are characterized by the following criteria may be designated as Agricultural Resource Lands:
  - i. Areas in parcels of ten acres or larger with soils capable of supporting long term commercial agricultural production. The federal Natural Resources Conservation Service (NRCS) identified 34 soil types suitable for farming in San Juan County. These soils can be found on page 121 of the 2009 Soil Survey of San Juan County, Washington, available at: [http://soils.usda.gov/survey/online\\_surveys/washington/#san2009](http://soils.usda.gov/survey/online_surveys/washington/#san2009); or
  - ii. Lands which meet the criteria in a. above which are under conservation easement for agricultural use or which are enrolled in the Open Space-Agriculture taxation program.
- (2) Limit conversion of Agricultural Resource Lands to permanent non-farm uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and conservation site design options for residential land divisions and boundary line modifications.
- (3) Allow cottage enterprises that do not interfere with agricultural use, and allow agriculture-related activities such as processing and limited retailing facilities for locally grown products on farm sites and within agricultural areas consistent with allowances in State law for accessory uses in agricultural resource lands.
- (4) Allow farm labor housing and *farm stay accommodations* subject to specific performance standards on Agricultural Resource Lands.
- (5) Limit the location of utility lines and facilities, new roads and road realignments, access routes and other non-agricultural public and private facilities, to the least disruptive locations within agricultural areas.

**b. Forest Resource Lands**

Goal: To protect and conserve forest lands of long-term commercial significance for sustainable forest productivity and provide for uses which are compatible with forestry activities while maintaining water quality, water quantity, and fish and wildlife habitat.

Policies:

- (1) Lands which are characterized by the following criteria may be designated Forest Resource Lands:
  - i. are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land Grades map;
  - ii. parcels are twenty acres or larger, or of a size meeting the Washington State requirements for timber open space designation;
  - iii. are in a tax deferred status of Designated Forest Land or Open Space-Timber, or are state trust lands under forest management; and
  - iv. are being managed for the long-term production of forest products with few non-forest related uses present.
- (2) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and/or the formulation of site design standards for residential land divisions, including standards for planned unit developments.
- (3) Allow cottage enterprises, and forest resource-based industries such as lumber processing and retailing facilities for forest products.

## 2.4 SPECIAL DISTRICTS

This section of the Land Use Element provides goals and policies for the conservation of areas with unique or valuable natural features which warrant specific recognition and protective measures to ensure their existing character is maintained. Two districts, Conservancy and Natural, fall into this category.

### 2.4.A Conservancy

Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic, scenic, educational, or scientific research areas for the benefit of existing and future generations without precluding compatible human uses.

Policies (2.4.A.1–5):

1. Areas which are characterized by one or both of the following criteria may be designated as Conservancy on the *Comprehensive Plan* Official Maps:
  - a. areas possessing valuable natural features or resources which will tolerate only minimal disturbance of the existing terrestrial or freshwater environments; or
  - b. areas possessing scenic, historical, or recreational qualities of considerable local, regional, state or national significance which would be adversely affected by extensive modification or intensive use.
2. Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and fragile areas and renewable and non-renewable natural resources.

3. Ensure that the location and design of all development within Conservancy areas will minimize adverse impacts on the natural features or resources of the site.
4. Allow uses and activities which promote environmental conservation and provide environmental education opportunities.
5. Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage yards for park and recreation areas).

#### **2.4.B Natural**

Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit of existing and future generations.

Policies (2.4.B.1–6):

1. Designate lands as Natural only upon request of the landowner.
2. Designate as Natural only those areas which are characterized by the presence of intact indigenous ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of human use.
3. Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and ecosystems.
4. Prohibit land divisions for residential development.
5. Prohibit cottage enterprises and all commercial and industrial uses.
6. Allow uses and activities which promote preservation of the ecosystem and provide environmental education opportunities.

### **2.5 OVERLAY DISTRICTS**

This section of the Land Use Element provides goals and policies in addition to those above for certain land areas and uses which warrant specific recognition and management. Except as otherwise provided in this Section the provisions of an Overlay District shall prevail over any conflicting provisions of this *Plan* or plans adopted for urban growth areas, activity centers or subareas. All other provisions of this *Plan* shall retain full force and effect within the Overlay District. The following types of Overlay Districts are provided for by this *Plan*:

#### **2.5.A Mineral Resource Lands**

Goal: Assure that *mineral resource lands of long-term commercial significance* are conserved in order to provide continued and economical local access to valuable minerals, particularly those used for construction materials.

Policies (2.5.A.1–4):

1. Upon application by a landowner, lands which are characterized by the following criteria may be designated as a Mineral Resource Land Overlay District on the *Comprehensive Plan* Official Maps:

- a. Have a known or potential extractable resource in commercial quantities verified by submittal of a geologic and economic report prepared by a qualified professional;
  - b. Current or future land use will not exceed a residential density of one dwelling unit per ten acres;
  - c. Are not within an Activity Center, Rural Residential, Natural or Conservancy designation or any Shoreline designation; and
  - d. Are not within a wetland or fish and wildlife conservation area as defined in this *Plan*.
2. Protect mineral resource lands of long-term commercial significance from incompatible land uses and land use patterns so that access to existing and potential resources is maintained. With appropriate design and performance standards land uses such as agriculture, forestry and some industries, and low-intensity residential uses (average density at least ten acres per unit), are compatible with mineral extraction and processing while other uses such as medium- to high-intensity residential uses are not. Resource protection should be accomplished without loss of existing density potential.
  3. Existing and potential sources of sand, gravel, and rock vary in size and distribution; those which are most likely to provide for long term production with only minimal impact on the environment should receive the highest priority for protection through designation with a Mineral Resource Lands overlay district and attendant regulations to protect long-term access and use potential.
  4. Allow those activities associated with long-term mineral extraction which enhance the commercial viability of extraction operations to locate within designated mineral resource lands, subject to performance standards to minimize negative impacts on the surrounding area.

## **2.5.B Critical Areas**

Critical Areas are areas within San Juan County that are important to the healthy function of natural ecosystems, as well as areas that can be hazardous to people and their property. Critical Areas include wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically hazardous areas, and frequently flooded areas. The Washington Growth Management Act requires Counties to designate and protect critical areas. The policies in this section are intended to guide County regulations and programs for Critical Areas to ensure they are protected. (Additional goals and policies related to Critical Areas within the shoreline jurisdiction are found in Section B, Element 3 of this Plan).

Goal 1: Protect the functions and values of Critical Areas, giving special consideration to anadromous (migratory) fish.

Goal 2: Allow for use of property to the greatest extent possible while protecting Critical Area functions and values.

Goal 3: Establish Critical Area requirements that are balanced and related to impacts.

Goal 4: Establish funding mechanisms to support Critical Area protection programs including funding for voluntary measures such as education, technical assistance, and cost share programs.

### **Policies (2.5.B.1–11):**

1. In conformance with the Washington Growth Management Act, in designating and protecting critical areas establish regulations that protect Critical Areas based on consideration of the best available science.

2. Adopt policies and regulations that, as of the effective date of implementing ordinances, are designed to protect functions and values of critical areas.
3. In addition to regulations, develop voluntary and incentive-based programs to protect the overall functions and values of Critical Areas and other natural resources. Voluntary actions may include education, technical assistance, water conservation, stewardship programs, implementation of best management practices, and restoration activities. One purpose of these programs is to mitigate impacts resulting from authorized exemptions and exceptions.
4. The impacts of land use and development preferably will be managed and mitigated on site.
5. When developing Critical Area regulations, consider the positive effect of all State, Federal and local environmental protection programs.
6. To the extent possible, adopt protection standards that vary based on site characteristics.
7. Encourage the installation of water catchment systems.
8. Implement applicable provisions of adopted Salmon Recovery and Marine Area Stewardship Plans, giving special consideration to anadromous fish.
9. Monitor and enforce permit requirements and Best Management Practices designed to protect Critical Areas.
10. Control or eradicate invasive and/or noxious weeds in conformance with RCW 17.10.
11. Any regulation created pursuant to these policies should include provisions for reasonable use exceptions and nonconforming uses.

**a. Geologically Hazardous Areas**

Goal: To protect the public health, safety and welfare from threats resulting from incompatible commercial, residential, institutional or industrial development being sited in geologically hazardous areas.

Policies:

- i. Designate geologically hazardous areas in accordance with WAC 365-190-080(4).
- ii. Designate and classify areas on which development should be prohibited, restricted, or otherwise controlled because of danger from geological hazards based on the level of hazard or risk.
- iii. Require that significant geological impacts resulting from development are either mitigated or avoided within geologically hazardous areas.
- iv. Avoid locating essential public facilities such as hospitals and emergency response operations in geologically hazardous areas.

**b. Frequently Flooded Areas**

Goal: To protect the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas of *special flood hazard*.

Policies:

- i. Protect the important hydrologic role of frequently flooded areas by designating those areas subject to frequent flooding or coastal inundation as special flood hazards. At a minimum, designate and protect the 100-year area of special flood hazard as defined and mapped by the Federal Emergency Management Agency.
- ii. Prevent or mitigate the impacts of development which may result in hazards to persons or property, or harm to hydrologic functions. In general, this will be accomplished through compliance with applicable building codes, the San Juan County Flood Hazard Ordinance and the requirements of the Unified Development Code.
- iii. Minimize expenditures of public money for costly flood control projects and minimize the need for rescue and relief efforts associated with flooding.

**c. Critical Aquifer Recharge Areas**

Goal: Protect the quality and quantity of groundwater.

Policies:

- i. Designate and classify those areas which have the characteristics of critical aquifer recharge areas.
- ii. Within critical aquifer recharge areas, regulate those uses which could potentially have a significant negative impact on ground water quality and/or quantity. Such uses include, but are not limited to, underground hazardous materials storage tanks, facilities which use or store significant amounts of hazardous materials or wastes, large on-site sewage disposal systems, petroleum pipelines, landfills, and surface mining operations.

**d. Wetlands**

Goal: To protect wetlands from a net loss in functions, values, and acreage.

Policies:

- i. Designate, classify, and regulate wetlands based on *wetland functions and values* consistent with State guidance.
- ii. Establish standards for wetland protection including use limitations and buffers based on the classification of the wetland and the potential impact of a proposed use on the wetland.
- iii. Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or compensating for adverse impacts to regulated wetlands and/or their buffers.
- iv. Define wetlands consistent with RCW 36.70A.030(21).
- v. Delineate wetlands using the Washington State Wetlands Identification and Delineation Manual, Ecology Publication 96-94, or comparable criteria consistent with state law, RCW 36.70A.175.
- vi. Establish methodologies which provide for compatible agricultural uses of wetlands and their buffers.

## e. Fish and Wildlife Habitat Conservation Areas

Goal 1: To protect the functions and values of fish and wildlife habitat conservation areas.

Goal 2: Within and adjacent to 100 year areas of special flood hazard, protect and restore habitat for salmon listed as endangered, threatened or sensitive.

Policies:

- (1). Designate and classify fish and wildlife habitat conservation areas in accordance with WAC 365-190-080(5) based on type, State or Federal status, association with priority species, or species of local concern.
- (2) Establish standards including buffers, timing restrictions, and site specific habitat management plans based on the classification of the habitat area and the potential impact of a proposed use on the affected habitat.
- (3) Use the WA Dept. of Natural Resources stream typing system.
- (4) Establish clearing, grading and stormwater management regulations that protect water quality, water quantity, and fish and wildlife habitat from short term and long term impacts of land use and development.
- (5) Adopt regulations prohibiting the blockage of fish passage in F type streams.

### 2.5.C Open Space Conservation

Goal: To protect those significant open spaces and vistas which substantially contribute to the rural character of the County.

Policies (2.5.C.1–2):

1. Identify *open space resources of high and very high conservation priority* and establish an Open Space Conservation Overlay District for these areas. High and Very High conservation priority areas are preliminarily identified on maps in the *Open Space and Conservation Plan*. Consider applying the Open Space Conservation District Overlay to those lands that are within landscape units which are rated in the *Open Space and Conservation Plan* and which have a score of 35 and above. Seek opportunities to work with property owners to prepare conservation plans for development in these areas upon designation of an Open Space Conservation Overlay District.
2. Site planning standards for development in Open Space Conservation Overlay District areas should be specific to the type of open space resource involved and its particular sensitivity to land alteration.

## **2.5.D Airport Overlay District**

Goal: To protect the public health, safety and welfare, to recognize those areas devoted to aviation uses and provide areas for those activities supporting or dependent upon aircraft or air transportation, when such activities benefit from a location within or immediately adjacent to a public airport, and to promote compatibility between airport uses and land uses and activities in the airport vicinity and environs.

Policies (2.5.D.1–4):

1. The Airport Overlay District designation may be applied to publicly-owned airports, and accessory uses. The boundaries of an airport overlay district may not necessarily coincide with those of a port district.
2. Designate FAA Airspace Zones within the Airport Overlay Districts and establish development standards and regulations for the lands underlying FAA imaginary surfaces including but not limited to, standards for location, design, operations, clearances, marking and lighting, buffering, landscaping, and noise abatement. Such standards should be based on Federal Aviation Administration advisory circulars regarding "Model Airport Hazard Zoning" and FAA regulations regarding "Objects Affecting Navigable Airspace" as they may be amended.
3. Designate Aircraft Accident Safety Zones within the Airport Overlay Districts and establish development standards and regulations for allowable uses, residential densities, open space, and noise to address safety issues and avoid the location of potentially incompatible uses in the airport environs.
4. If there is any conflict between regulations of an Airport Overlay District and regulations of an underlying designation, the more restrictive regulations should apply.

## **2.5.E Watershed Management**

Goal: To protect surface and ground water quality and quantity used for drinking water, and necessary to support marine areas sensitive to land use and development activities.

Policies (2.5.E.1–2):

1. Identify surface water bodies and groundwater recharge areas used for public drinking water supplies and, if appropriate, establish a watershed management overlay designed to address the particular water quality and quantity needs for the selected areas.
2. Identify critical marine habitat areas, including but not limited to commercial and recreational shellfish areas, and establish watershed management overlays for them that, in addition to shoreline management provide sufficient protection from the impacts of upland uses and developments to maintain their habitat quality.
3. When feasible, use a watershed based approach for managing water, aquatic ecosystems and other natural resources.

## **2.6 SUBAREA PLANS**

This section of the Land Use Element provides goals and policies to guide the development of subarea plans. Subarea plans are intended to address the needs of specific geographic areas or the management of resources when they cannot be adequately addressed by the designations and provisions of this *Plan*.

### **2.6.A Goals and Policies**

Goal: To provide for the creation of detailed plans for village activity centers, specific geographic areas, or for resources, in order to better address the unique needs and interests of those areas, environments, or functions.

Policies (2.6.A.1–5):

1. Subarea plans should be consistent with, and more specific than, the goals and policies of this *Plan* and consistent with State law.
2. Subarea plans may be developed to address unique circumstances and achieve specific goals which cannot be accomplished through or by amendment of the goals and policies of this *Plan* and associated regulations. Subarea plans for village activity centers may include rural and special district lands adjacent to their boundaries.
3. Subarea plan proposals may be initiated by public or private groups, agencies, or individuals. Subarea plans should be presented initially as a general concept so as to allow full opportunity for public and agency participation in subarea plan development. Fairness, openness, and full citizen participation shall be paramount in all subarea planning procedures and processes.
4. Subarea plan proposals should include the following: Statement of Purpose; Description of Citizen Participation Process; Description and Character of the area; and, the Vision or Goal to be achieved by the subarea plan.
5. Subarea plan proposals should be preliminarily evaluated by the Planning Department and reviewed by the Planning Commission prior to authorization by the Board of County Commissioners for inclusion in Planning Department work programs.

## **2.6.B Existing Subarea Plans**

The following descriptions outline the general purpose and area of application of adopted subarea plans.

### **1. *DNR Trust Lands Management Plan***

This policy plan adopted by the County and the Board of Natural Resources in 1986 identifies the most appropriate uses of and management plans for approximately 2,500 acres of Washington Department of Natural Resources-managed trust land in the county. Trust lands in the county are located on six islands. Twenty-one of the properties are “common school trust lands” with limitations on their disposition and use.

### **2. *Eastsound Subarea Plan***

Eastsound is the largest unincorporated community in the county. It is the geographic center of Orcas Island and is the commercial and cultural center of the island community. The plan provides land use and development goals, policies and regulations specific to the Eastsound area. The *Plan* includes an official map that illustrates the boundaries of the subarea and the different land use districts within the boundaries. The *Plan* was first adopted in 1981, was completely revised in 1992, and further amended in 1996.

### **3. *Open Space and Conservation Plan***

This plan was adopted in 1991 and is intended to identify and recommend a variety of possible methods to protect those open spaces, vistas and view corridors that substantially contribute to the sense of rural character that now prevails in most of the county. The *Plan* presents the methods used for identifying significant open space resources, factors working to degrade those resources, and the effectiveness of open

space conservation tools presently available. The *Plan* adopts no regulations, instead it presents specific recommendations for action to conserve open space resources.

#### **4. *Shaw Island Subarea Plan***

The *Shaw Island Subarea Plan* was adopted in 1994 to protect the existing character and qualities of Shaw Island through goals, policies and regulations which are more specific to the needs and interests of the Shaw community. Shaw residents and property owners wish to protect the quiet, rural environment that results from limited commercial activity and a limited transportation network, and to ensure that demand does not exceed the present or planned capacity of infrastructure and public services.

#### **5. *Waldron Island Limited Development District (LDD) Subarea Plan***

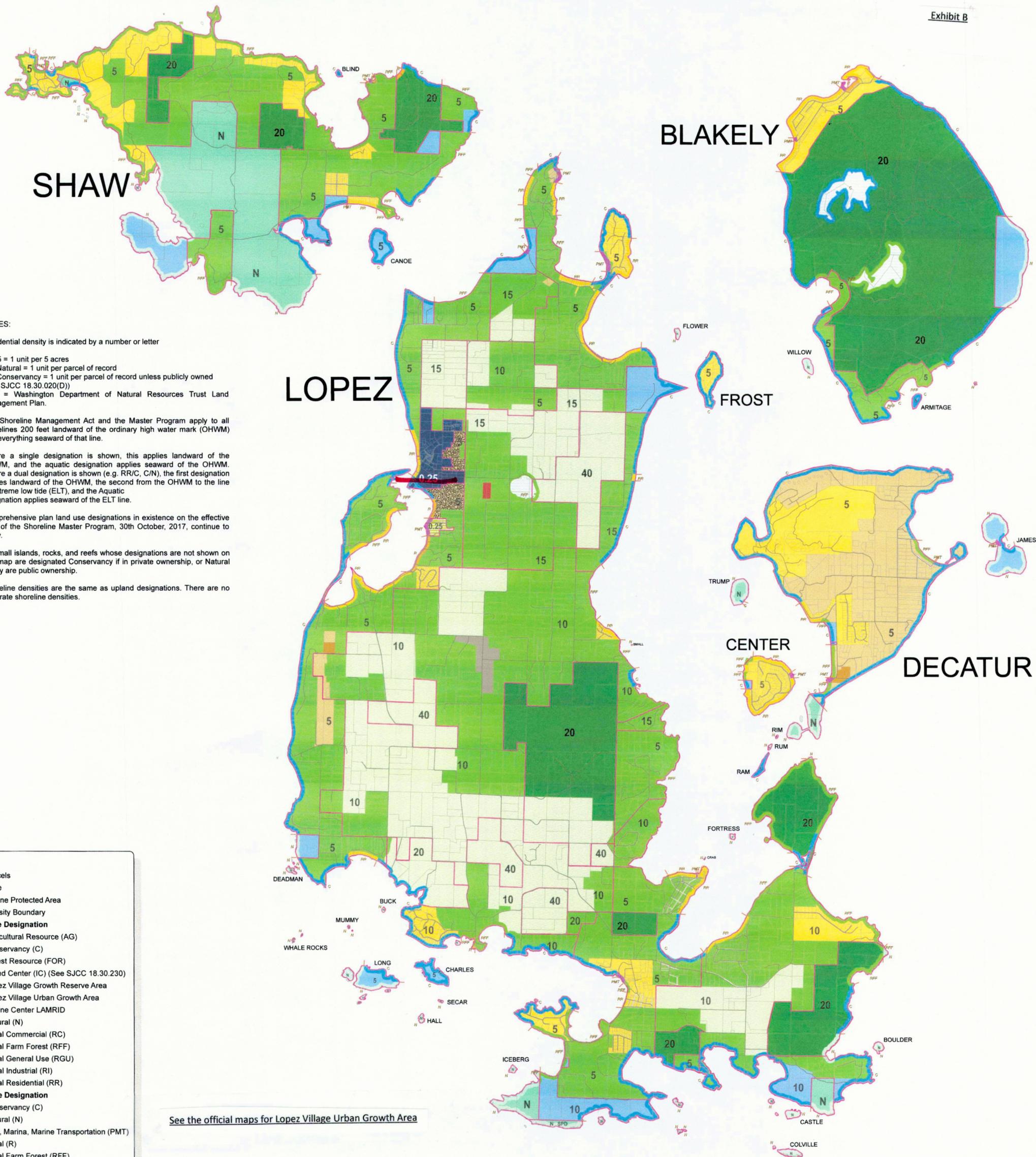
The *Waldron Island Limited Development District Subarea Plan* was adopted in 1995 and is a complete revision of the original plan adopted for Waldron in 1976. While Waldron is frequently characterized by the amenities it does not have (ferry service, electricity, paved roads), it is rich in attributes highly valued by the majority of its residents and property owners. Fields and forest, rock and beaches, clean air and water are part of everyday life, as are litter free, unpaved roads with minimal motor vehicle traffic. Waldron is not a wilderness, but the environment is relatively unspoiled. The plan recognizes the limited availability of government services and capital facilities existing and planned for on Waldron and is designed to maintain the existing rural, residential and agricultural character of the island.

#### **6. Lopez Village Plan for the Vital Place at the Heart of Lopez Island (Lopez Village Plan)**

The Lopez Village Plan for the Vital Place at the Heart of Lopez Island was adopted in 2018. It is a subarea plan for the Lopez Village Urban Growth Area (Village). The Village includes approximately 197 acres on the western side of Lopez Island. The Village's 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.

This plan reflects the vision and core values developed by the community. It is focused on people, health, housing, connectivity, and protection of the natural environment and quality of life that makes Lopez Village a special place to live.

The Lopez Village Plan supplements the goals and policies of the SJC Comprehensive 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 will prevail over any conflicting provision of the Plan except as provided in the Shoreline Master Program.



**NOTES:**

Residential density is indicated by a number or letter

e.g. 5 = 1 unit per 5 acres  
 N = Natural = 1 unit per parcel of record  
 C = Conservancy = 1 unit per parcel of record unless publicly owned  
 (See SJCC 18.30.020(D))  
 SPD = Washington Department of Natural Resources Trust Land Management Plan.

The Shoreline Management Act and the Master Program apply to all shorelines 200 feet landward of the ordinary high water mark (OHWM) and everything seaward of that line.

Where a single designation is shown, this applies landward of the OHWM, and the aquatic designation applies seaward of the OHWM. Where a dual designation is shown (e.g. RR/C, C/N), the first designation applies landward of the OHWM, the second from the OHWM to the line of extreme low tide (ELT), and the Aquatic designation applies seaward of the ELT line.

Comprehensive plan land use designations in existence on the effective date of the Shoreline Master Program, 30th October, 2017, continue to apply.

All small islands, rocks, and reefs whose designations are not shown on this map are designated Conservancy if in private ownership, or Natural if they are public ownership.

Shoreline densities are the same as upland designations. There are no separate shoreline densities.

**Legend**

- Parcels
- Lake
- Marine Protected Area
- Density Boundary
- Land Use Designation**
  - Agricultural Resource (AG)
  - Conservancy (C)
  - Forest Resource (FOR)
  - Island Center (IC) (See SJCC 18.30.230)
  - Lopez Village Growth Reserve Area
  - Lopez Village Urban Growth Area
  - Marine Center LAMRID
  - Natural (N)
  - Rural Commercial (RC)
  - Rural Farm Forest (RFF)
  - Rural General Use (RGU)
  - Rural Industrial (RI)
  - Rural Residential (RR)
- Shoreline Designation**
  - Conservancy (C)
  - Natural (N)
  - Port, Marina, Marine Transportation (PMT)
  - Rural (R)
  - Rural Farm Forest (RFF)
  - Rural Residential (RR)
  - Shoreline Designation Break

See the official maps for Lopez Village Urban Growth Area

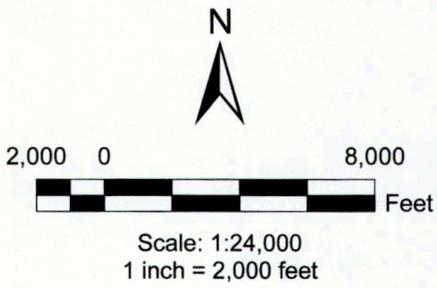
ATTEST: Clerk of the Council  
 COUNTY COUNCIL  
 SAN JUAN COUNTY, WASHINGTON

By: *Ingrid Gabriel* 5/9/2018  
 Ingrid Gabriel, Council Clerk Date: 3/9/18  
 Bill Watson, Chair District 1 Date: 3/9/18

REVIEWED BY COUNTY MANAGER  
 By: *Mike Thomas* 3/20/18  
 Mike Thomas Date: 3/20/18  
 Rick Hughes, Member District 2 Date: 3/20/18

APPROVED AS TO FORM ONLY  
 RANDALL K. GAYLORD  
 By: *Randall K. Gaylord* 3/20/18  
 Randall K. Gaylord, Vice Chair District 3 Date: 3/20/18

Map 18-0018	Ord. 11-2007
Ord. 11-2008	Ord. 11-2008
Ord. 12-2008	Ord. 12-2008
Ord. 13-2008	Ord. 13-2008
Ord. 14-2008	Ord. 14-2008
Ord. 15-2008	Ord. 15-2008
Ord. 16-2008	Ord. 16-2008
Ord. 17-2008	Ord. 17-2008
Ord. 18-2008	Ord. 18-2008
Ord. 19-2008	Ord. 19-2008
Ord. 20-2008	Ord. 20-2008
Ord. 21-2008	Ord. 21-2008
Ord. 22-2008	Ord. 22-2008
Ord. 23-2008	Ord. 23-2008
Ord. 24-2008	Ord. 24-2008



**San Juan County**  
 Comprehensive Plan  
 Land Use and Shoreline Master Program  
 District 2  
 San Juan County, Washington

Figure 2

Drawn By: Nick Peihl  
 Date: 5/11  
 Revised: 10/17

# Lopez Village Plan

For the Vital Place at the Heart of Lopez Island



Photo Credit: Bill Evans Photography

October 2019



# Acknowledgements

The Lopez Village Subarea Plan along with its companion development regulations and standard details were adopted by the San Juan County Council on \_\_\_\_\_, 2019 in Ordinance \_\_-2019.

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.

<b>Lopez Village Planning and Review Committee</b>	Annie Albritton	
	Sandy Bishop	
	Nancy Greene	
	Madrona Murphy	
	Dennis Ryan	
	Barbara Thomas, Chair	
<b>San Juan County</b>	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 and 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) 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.

# Table of Contents

Vision.....	1
Introduction .....	2
Relationship to Other Local Plans and Land Use Regulations.....	2
Subarea Plan Purpose .....	2
Relationship Example: Vision, Goals, Policies, Code and Implementation Plan.....	3
Planning History - Lopez Village Non-municipal Urban Growth Area.....	3
Maximum Density and Density Bonus .....	4
Growth Reserve Areas .....	4
Past Community Planning Efforts .....	4
Community Characteristics.....	5
Population Projections.....	5
Population Allocation in Urban Growth Areas.....	5
Past Projection .....	5
1990 - 2016 San Juan County Population Distribution .....	5
SJC Comprehensive Plan Update 2036 Projection.....	7
Lopez Village Population Projection - Proportionate Share of the Lopez Island Population.....	7
Lopez Village 2010 - 2016 Permit Data .....	8
Lopez Island Demographic Snapshots .....	11
Physical Setting & Environmental Characteristics .....	17
Natural Resources.....	17
Forest and Habitat .....	17
Fisherman Bay.....	18
Wetlands .....	18
Special Flood Hazard Zones .....	19
Critical Aquifer Recharge Areas .....	19
Open Space .....	19
Viewsheds .....	20
Gathering Places and Events.....	22
Historic Resources.....	22
Archaeological and Cultural Resources.....	22

Historic Buildings and Structures ..... 22

Built Environment and Sense of Place ..... 24

Built Environment and Lopez Village Planned Unit Development ..... 25

    Lopez Village Subarea Tree Planting Plan ..... 26

Land Use..... 28

    Introduction ..... 28

    Existing Conditions – Lopez Village Urban Growth Area UGA adopted 2008..... 28

    Base Density and Density Bonus for Affordable Housing ..... 31

    Subarea Plan Land Use Designations ..... 31

    Village Commercial ..... 31

    Village Institutional ..... 31

    Village Residential..... 31

    Lopez Shoreline Master Program Designations..... 33

    Land Capacity Analysis ..... 33

    Land Use Regulations..... 34

    Housing Needs Assessment ..... 35

    State and County Trends..... 35

    Homelessness ..... 37

    Lopez Island Housing..... 37

    Housing Inventory..... 38

    Household Size..... 38

    Housing Affordability ..... 38

    Affordable Housing Density Bonus ..... 39

    Low Income Housing Inventory ..... 39

    Lopez Community Land Trust ..... 40

    The Hamlet..... 40

    Westview Apartments ..... 40

    Lopez Land Partners, LCC Property (also known as the old Richie/Treasure Wood property) ..... 40

    Projected Housing Needs..... 40

Transportation ..... 43

    Pedestrian and Bicycle Facilities ..... 43

    Connectivity ..... 44

    Parking ..... 48

    Lopez Village Planned Unit Development Parking Entitlement Area ..... 48

Parking Plan Concept 8.A and 8.B..... 48

Parking Study ..... 51

Future Parking Vision ..... 52

Capital Facilities ..... 53

    Water Systems ..... 53

    Solid Waste System..... 56

    Stormwater System..... 57

Government Administration ..... 61

    Law Enforcement ..... 61

    Fire Protection ..... 61

    Emergency Medical Services..... 63

    Health Care ..... 64

    Lopez Island School District ..... 64

    Museum ..... 65

    Senior Center ..... 65

    Chamber of Commerce ..... 66

    Community Center ..... 66

    Arts and Culture ..... 66

    Electricity..... 67

    Telephone Service..... 67

Economic Overview ..... 68

Healthy Community ..... 69

Goals & Policies..... 71

    Background ..... 71

    Healthy Community ..... 71

    Natural Systems and Habitat ..... 74

    Open Space, Natural and Scenic Resources..... 76

    Open Space and Viewsheds ..... 76

    Land Use..... 77

    Built Environment ..... 78

    Landscaping..... 79

    Housing ..... 80

    Transportation ..... 81

    Connectivity and Non-Motorized Transportation ..... 81

Parking ..... 82

Capital Facilities ..... 83

Parks And Recreation ..... 84

Library ..... 84

Fire and Emergency Management Systems..... 85

Utilities ..... 85

Stormwater ..... 86

Economic Development ..... 87

Local Governance for Land Use and Project Design ..... 89

# Appendices

Appendix A: Growth Management Act Planning Goals ..... 89

Appendix B San Juan County Comprehensive Plan Section B, Element 2, Land Use Excerpt..... 90

Appendix C: Past Community Planning Efforts for Lopez Village..... 92

Appendix D: List of Other Subarea and Functional Plans ..... 97

Appendix E: Additional Lopez Village Population Projections ..... 98

Appendix F: Land Capacity Analysis Maps and Spreadsheets ..... 100

Appendix G: Public Participation ..... 111

## List of Figures

Figure 1. Lopez Village UGA population growth 2000-2016.....	6
Figure 2. 2016 Urban growth areas: Percent of County population.....	7
Figure 3. Lopez Village growth: stable proportionate share of island population.....	8
Figure 4. Marital status .....	11
Figure 5. Population by household type .....	11
Figure 6. Lopez Island population by age.....	11
Figure 7. Lopez Island gender, race, and ethnicity.....	12
Figure 8. Geographical mobility .....	12
Figure 9. Per capita income and median household income comparisons.....	13
Figure 10. County and Lopez Island household income comparisons.....	13
Figure 11. Comparisons of persons below the poverty rate .....	13
Figure 12. Transportation to work.....	14
Figure 13. Population Migration .....	14
Figure 14. Educational attainment .....	15
Figure 15. Comparisons of persons with language other than English spoken at home.....	15
Figure 16. Lopez Island housing units and occupancy 2015 .....	36
Figure 17. Lopez Island housing unit types 2015 .....	36
Figure 18. Value of owner-occupied housing on Lopez Island 2015 .....	37
Figure 19. Lopez Fire District 4: 2017 call percentage.....	61

## List of Maps

Map 1. Lopez Village Primary Viewsheds .....	20
Map 2. Tree Planting Plan.....	26
Map 3. Lopez Village Urban Growth Area.. .....	28
Map 4. Lopez Village Urban Growth Area existing Land use by parcel .....	29
Map 5. Lopez Village Urban Growth Area land use .....	31
Map 6. Lopez Shoreline Master Program designations .....	32
Map 7. Lopez Village connectivity .....	46
Map 8.A. Parking Plan Concept.....	48

Map 8.B Parking Plan Concept.....49

Map 9. Group A Water System ..... 52

Map 10. Fisherman Bay Sewer District ..... 54

Map 11. Stormwater Infrastructure ..... 57

Map 12. Stormwater Watersheds ..... 58

## List of Tables

Table 1. San Juan County population distribution 1990 - 2016. .... 6

Table 2. Lopez Village UGA 2016-2040 population forecast: proportionate share of State..... 8

Table 3. Residential Permits in Lopez Island and Lopez Village UGA 2010 - 2016..... 9

Table 4. New residents and residences in Lopez Island and Lopez Village UGA 2010 – 2016..... 10

Table 5. 2010 San Juan County housing inventory by island... ..... 37

Table 6. Lopez Island low income housing inventory ..... 38

Table 7. 2036 San Juan County population and housing unit projections..... 40

Table 8. 2010 Lopez Village Urban Growth Area parking analysis..... 50

Table 9. Group A community water systems in Lopez Village ..... 53

Table 10. 2017 Community sewage treatment facilities..... 54

Table 11. 2017 Lopez Island solid waste facilities..... 56

Table 12. Lopez Island Fire District 4: stations..... 60

Table 13. Lopez Island Fire District 4: equipment detail..... 61

Table 14. Lopez Island Fire District 4: calls 2008 - 2017..... 62

Table 15. 2016 Lopez Fire Protection District rating: Washington Survey and Rating Bureau ..... 62



### **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 incorporate 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.

**Madrona 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.



# 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 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

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 western 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.

It will:

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

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

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

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

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

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

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

The adoption of the interim Village UGA was appealed to the Washington State Growth Management Hearings Board (Board). In May 2001, the Board issued a decision finding the Village UGA out of compliance with the GMA. The Board required that the UGA boundaries be established using the criteria in RCW 36.70A.110 and

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

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

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

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

### **Maximum Density and Density Bonus**

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

### **Growth Reserve Areas**

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

### **Past Community Planning Efforts**

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

# Community Characteristics

## Population Projections

As the basis for its land use planning, the Growth Management Act (GMA) requires counties to use a population projection that is consistent with the projections of the Washington Office of Financial Management (OFM). RCW 36.70A.115(1) states:

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

## Population Allocation in Urban Growth Areas

The GMA requires that counties reduce sprawl and

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

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

## Past Projection

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

## 1990 - 2016 San Juan County Population Distribution

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

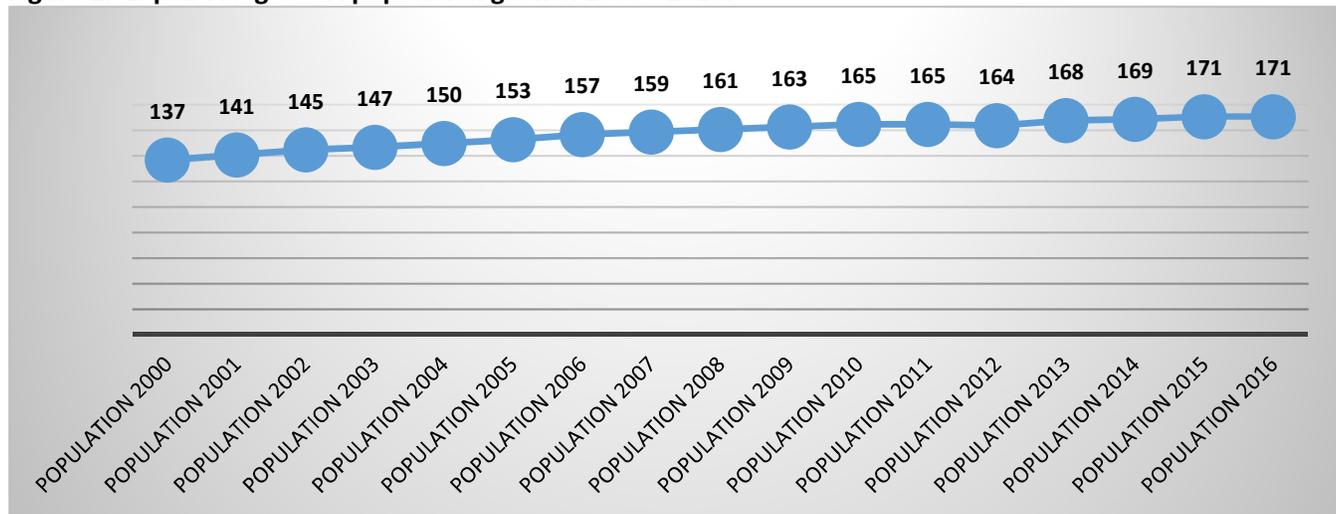
Between 2000 and 2016, approximately 11.7 percent of Lopez Island’s total population increase occurred within the Lopez Village urban growth area rather than the projected fifty percent. Sixteen years is a small sample size; however, comparable data for earlier decades is not available.

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

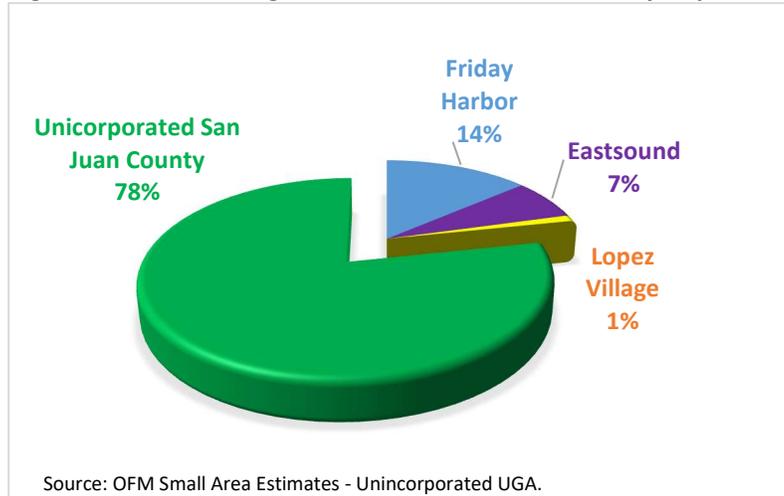
	1990	% by	2000	% by	2010	% by	2016	% by
Island	Population	Island	Population	Island	Population	Island	Population	Island
San Juan (unincorp.)	3,449	34%	4,783	34%	5,416	34%	5,566	34%
Orcas	3,195	32%	4,455	32%	5,220	33%	5,395	33%
Lopez	1,483	15%	2,176	15%	2,380	15%	2,466	15%
Shaw	163	2%	235	2%	238	2%	241	1%
<b>Subtotal (unincorp.)</b>	<b>8,290</b>	<b>82.61%</b>	<b>11,649</b>	<b>82.7%</b>	<b>13,254</b>	<b>84.1%</b>	<b>13,668</b>	<b>83.8%</b>
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%
<b>TOTAL</b>	<b>10,035</b>	<b>100%</b>	<b>14,078</b>	<b>100%</b>	<b>15,769</b>	<b>100%</b>	<b>16,320</b>	<b>100%</b>

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

**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.

**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.

### SJC Comprehensive Plan Update 2036 Projection

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

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

### Lopez Village Population Projection - Proportionate Share of the Lopez Island Population

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

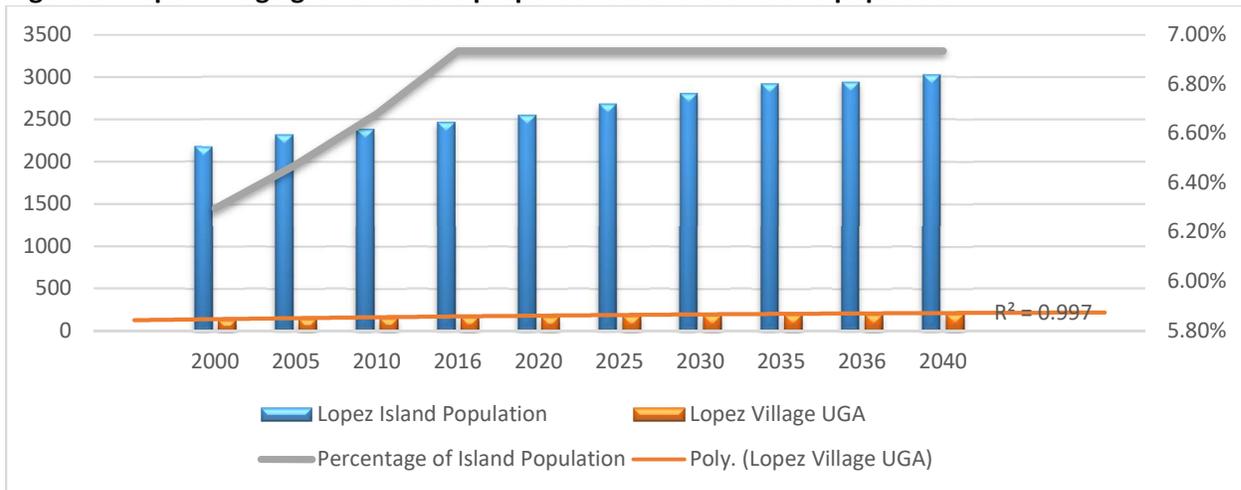
The forecasts in Table 2 and Figure 3 indicate that Lopez Village Urban Growth Area currently contains 6.9 percent of the Lopez Island population. Under the proportionate share population method, the Lopez Village Urban Growth Area population is expected to become 204 people in 2036 and include sixteen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

**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

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

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



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

Additional Lopez Village Population projections are found in Appendix E.

**Lopez Village 2010 - 2016 Permit Data**

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

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

**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 Demolition	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
<b>2010 - 2016</b>	7 SFR	170 Single Family Residence 21 Demolition 1 Mixed-use	199	171 - 165 = 6	2,466 - 2,380 = 86
<b>Total</b>					

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

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

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

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

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

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.

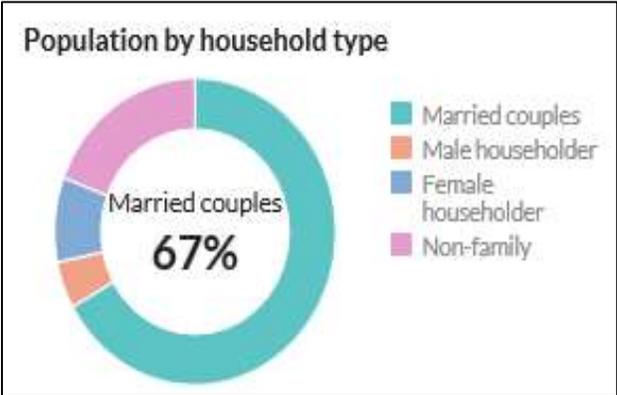
## Marital Status

**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.**



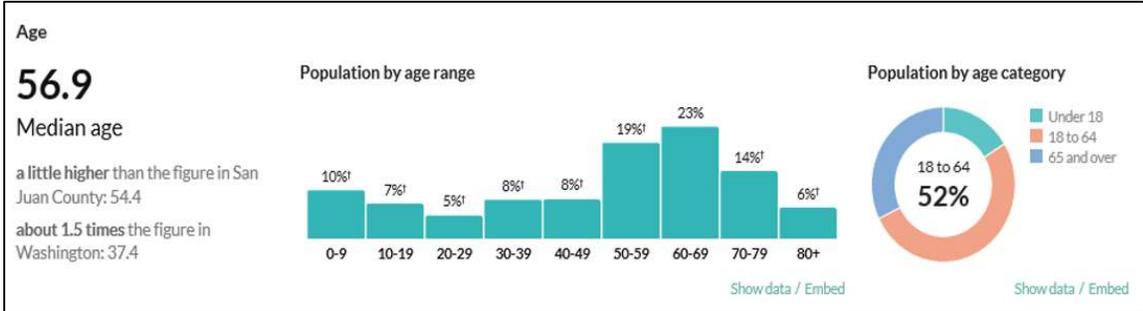
## Persons per Household

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.**



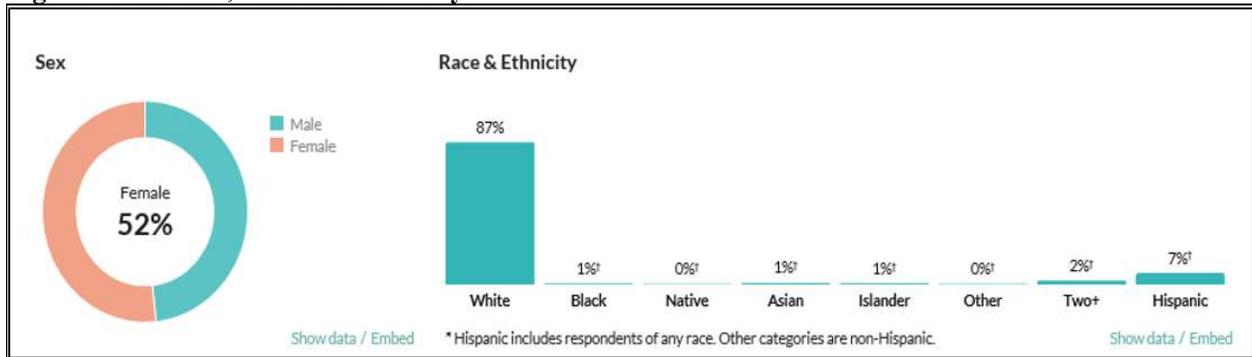
### Veteran Status

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.

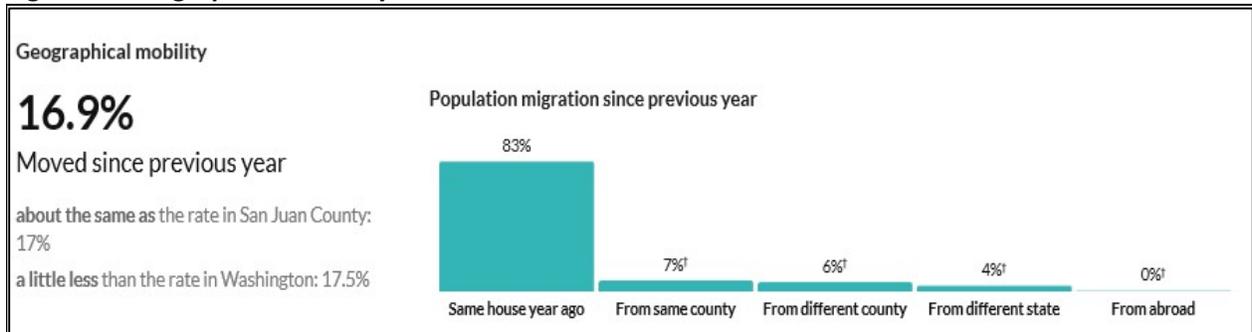
**Figure 7. Gender, race and ethnicity.**



### 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.

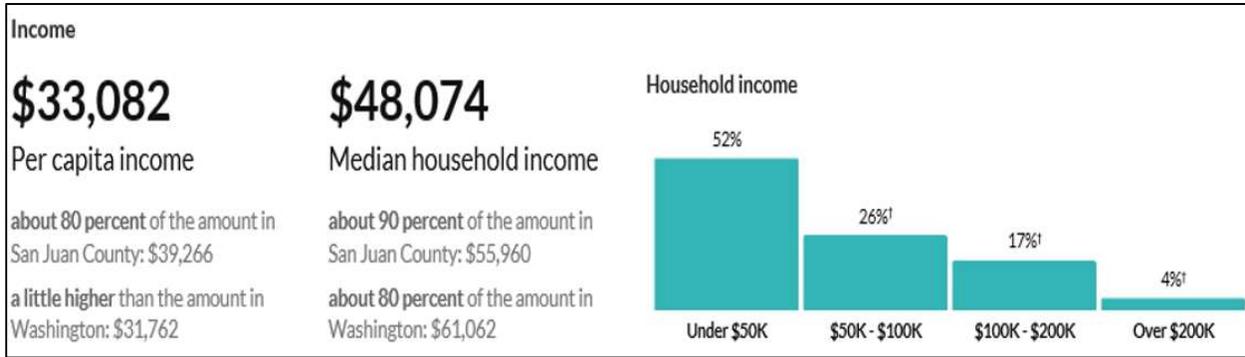
**Figure 8. Geographical mobility.**



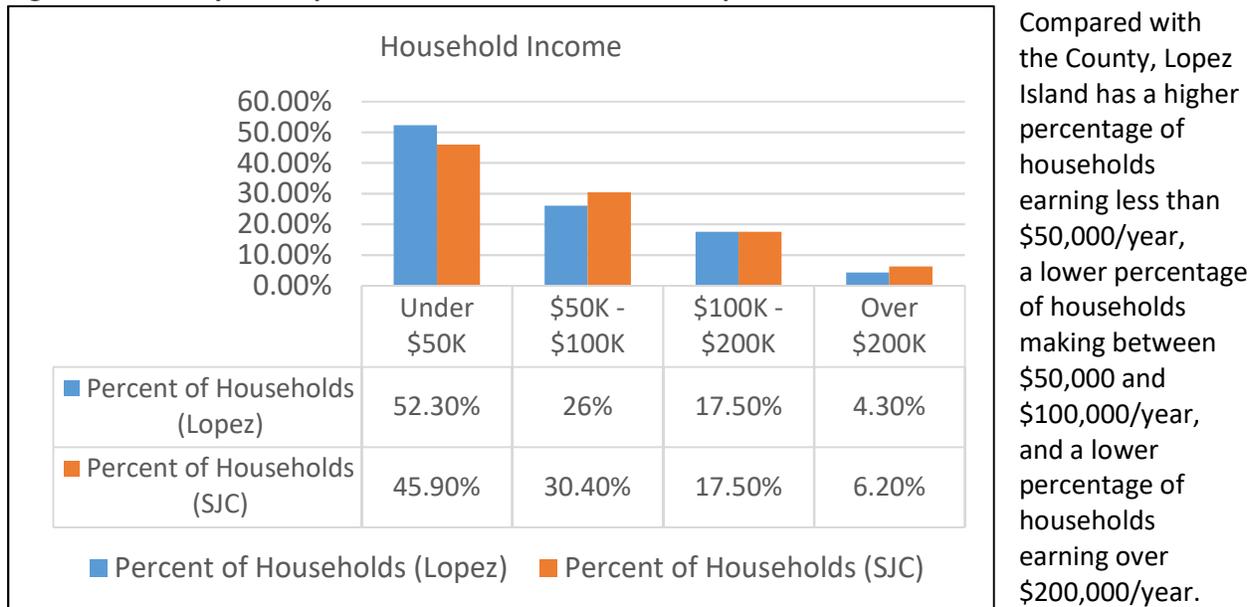
### Per Capita and Median Household Income

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.

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



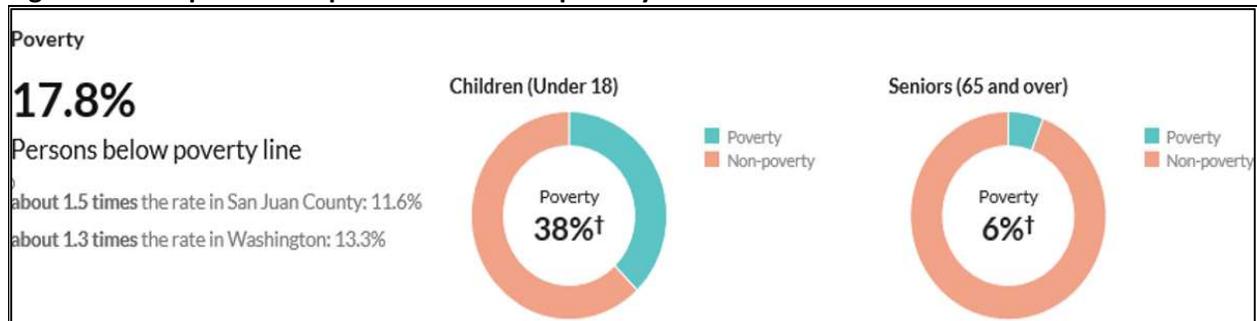
**Figure 10. County and Lopez Island household income comparisons.**



**Poverty Rate**

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). Thirty-eight percent of children under eighteen and six percent of seniors sixty-five and older were living in poverty.

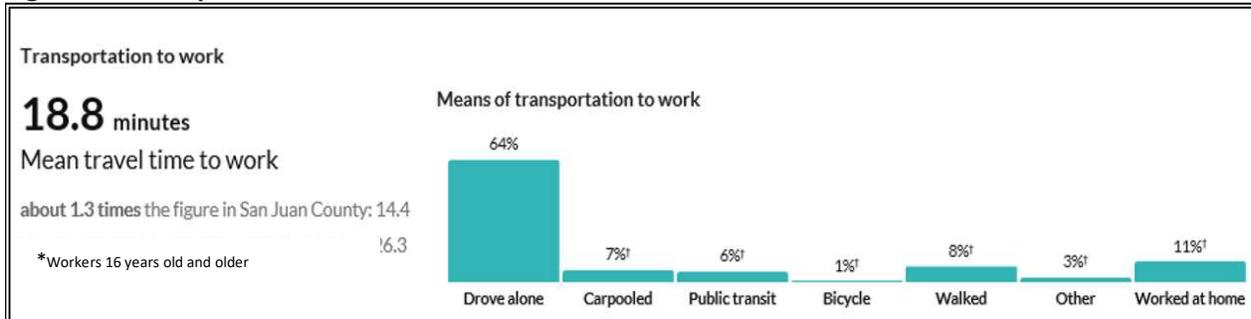
**Figure 11. Comparisons of persons below the poverty rate.**



### Transportation to Work

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

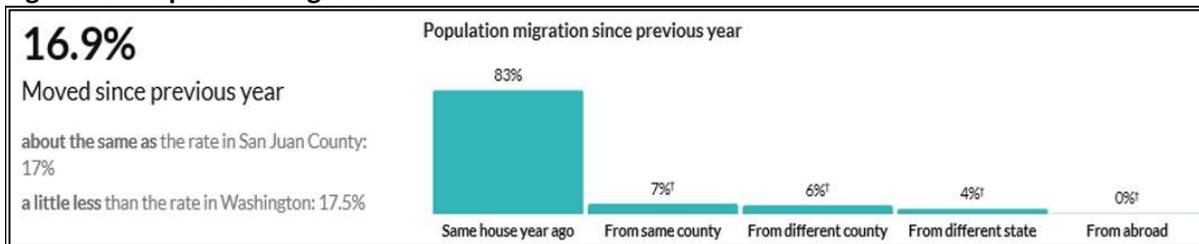
**Figure 12. Transportation to work.**



### Migration and Population Increase

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

**Figure 13. Population migration.**



### Education and Language

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

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

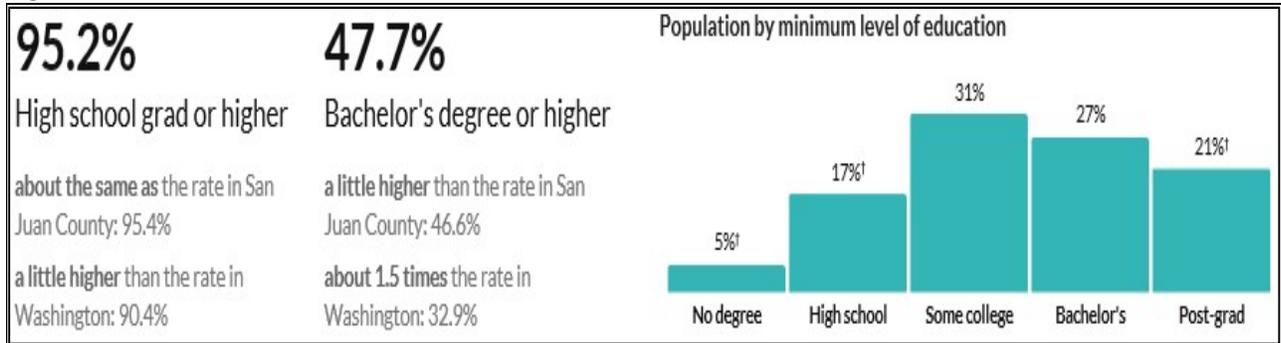
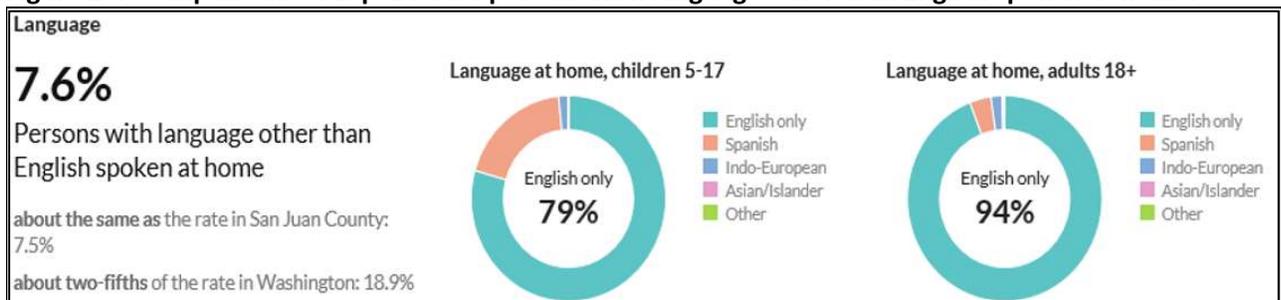


Figure 15 below indicates that Lopez Island and the County have nearly the same percentage of adult population who do not speak English at home at 7.6 and 7.5 percent. For children ages 5 through 17, seventy-nine percent spoke English only at home.

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



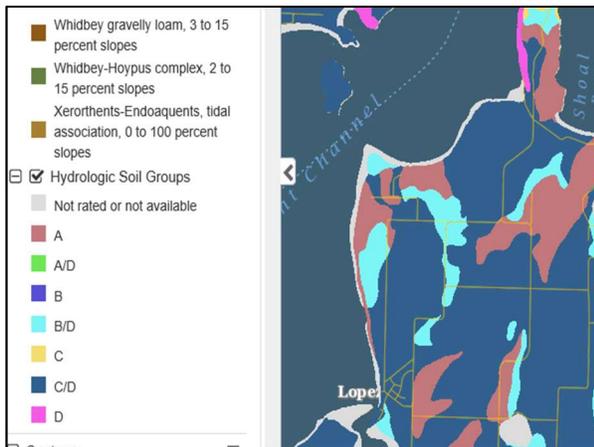


# Physical Setting & Environmental Characteristics

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

## Natural Resources

The Lopez Village UGA consists of 198 acres of land and approximately 146 parcels. Elevations range from near sea level to around 140 feet in the foothills to the North and 200 feet to the South. The general topography is 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.

## Forest and Habitat

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

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

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

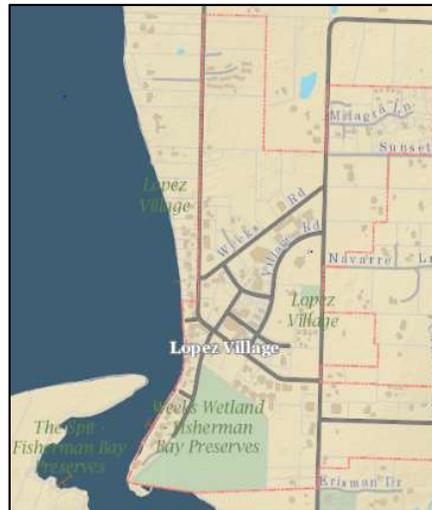
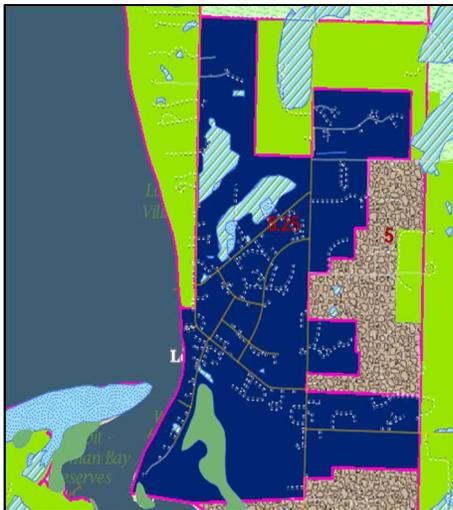
Fisherman Bay is a significant feature with environmental, social, and economic impacts to the Village. The nearshore contains important eelgrass areas, shellfish beds, seabird habitat, and a longstanding reef-net fishery for wild salmon. In the past, it also contained a significant source of seafood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

## 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.

## 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.

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

## Critical Aquifer Recharge Areas

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

## 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

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

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

## Viewsheds



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.

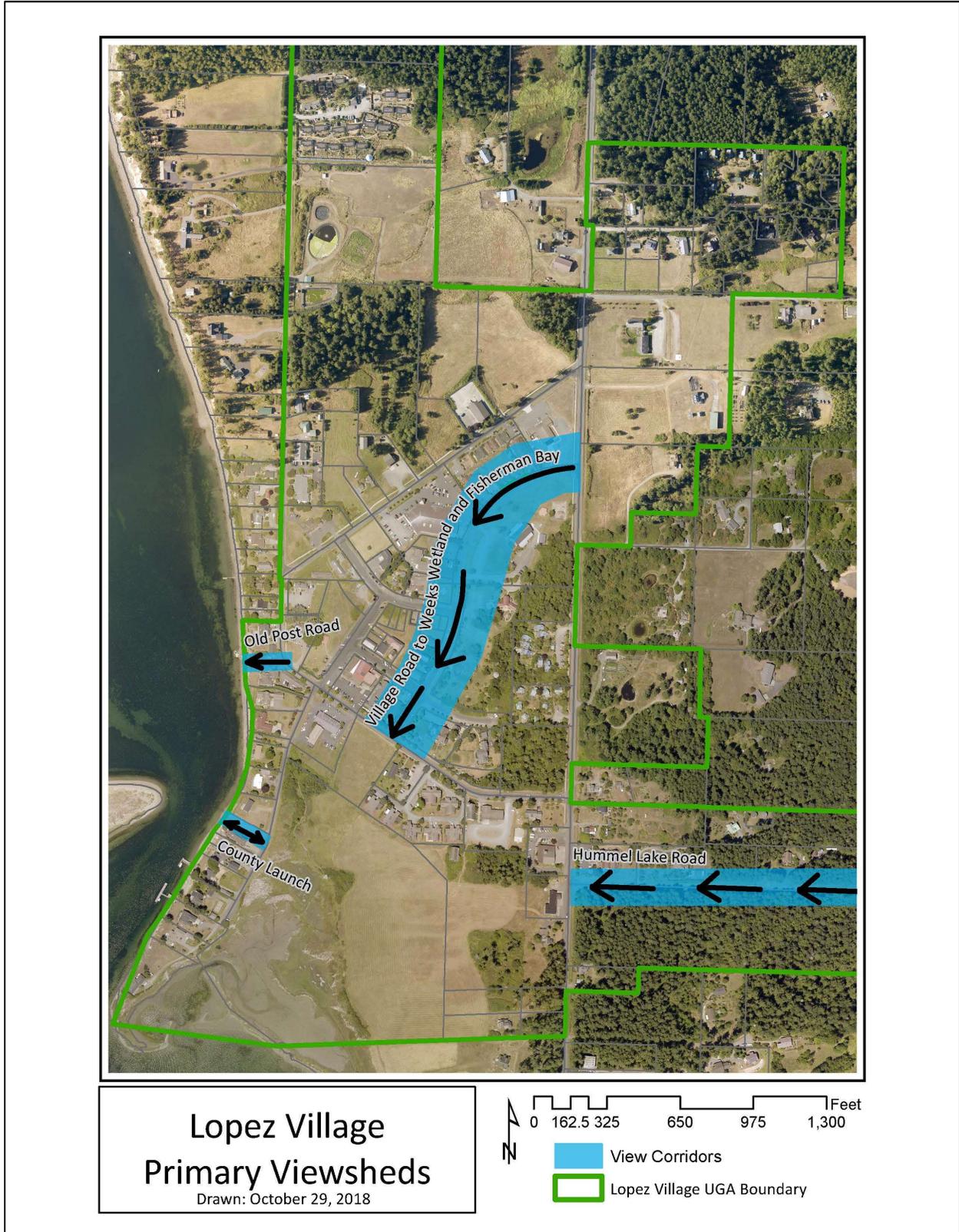
Significant viewsheds are from Lopez Road across Weeks Wetland, across Old Post Road to San Juan Channel and from the East side of Fisherman Bay Road over the rest of the Village. The gentle topographic rise from Fisherman Bay on the South provides the Village with a combination of long-range water and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

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



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.

Map 1. Lopez Village Primary Viewsheds.



## Gathering Places and Events



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 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 Commerce and the Market are prime

examples of the typical privately owned/publicly used small outdoor gathering spaces

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

## Historic Resources

### Archaeological and Cultural Resources

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

### Historic Buildings and Structures



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



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



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
- 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

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.

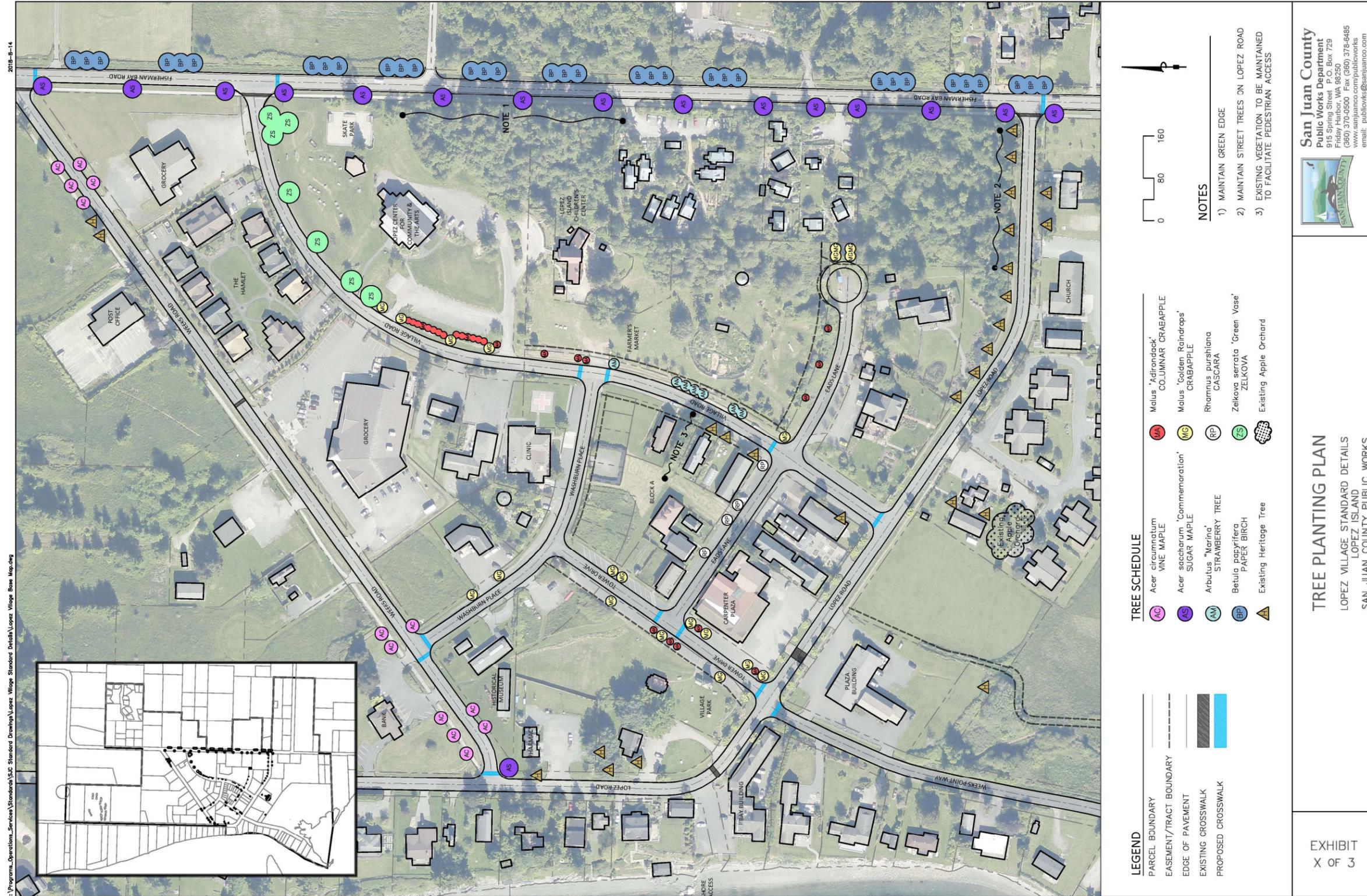
The PUD plat has been altered numerous times. According to the 2014 LVA assessment there were 53 lots. Over the years, the LVA has donated a park area and roads to the County. The Lopez Village Park property was transferred from the LVA to San Juan County Parks in 2008. The Lopez Island Chamber of Commerce 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

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

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



# 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.

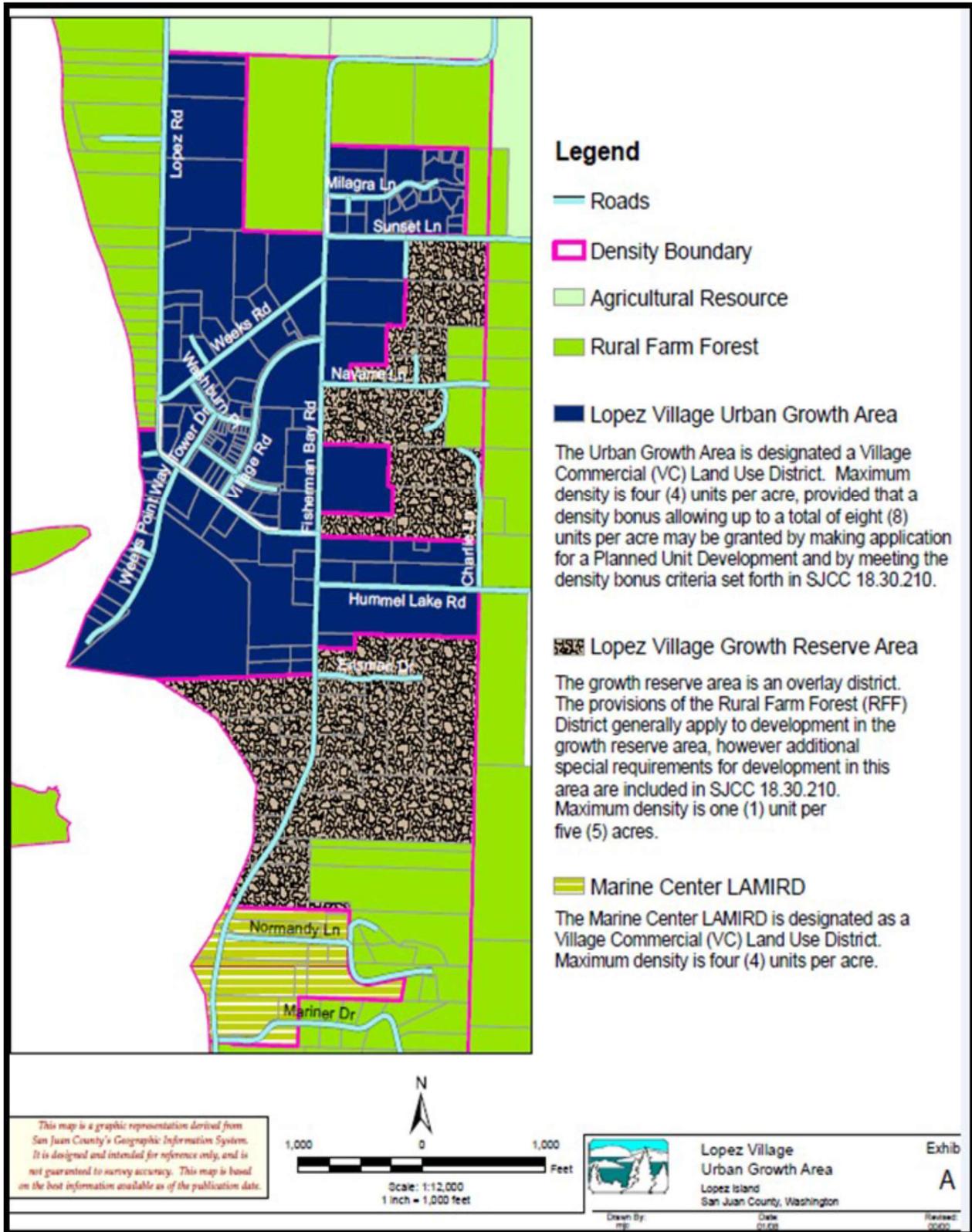
## Existing Conditions – Lopez Village Urban Growth Area UGA adopted 2008

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

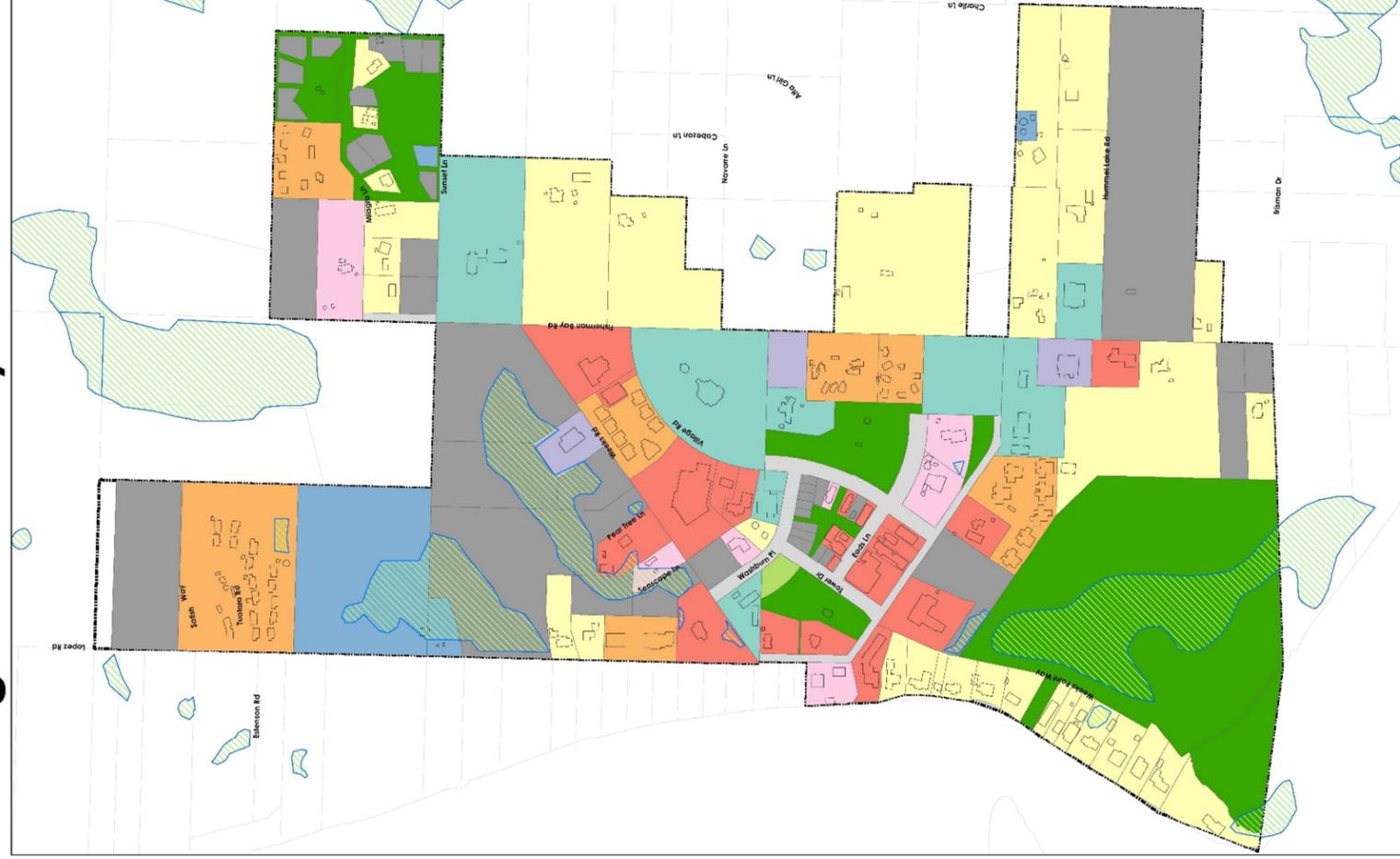
Map 4 below depicts the existing land use by parcel in the Village in 2018. The Village encompasses a mix of commercial, residential, institutional, park, open space and vacant land. It contains a large number of possible wetland areas.

Map 3.



N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\2017 DRAFT\PI\AN\_CODE\STANDARDS\_MAPS\Draft Maps\GIS\Lopez Village UGA Existing Land Use 2018.mxd

# Lopez Village UGA Existing Land Use by Parcel



- 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)

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.



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.

Lopez Village Urban Growth Area  
Lopez Island  
San Juan County, Washington  
**Figure 3**

Drawn by:  
Adam Zack

Date:  
06/20/2018

Revised:  
07/30/2019

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

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

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 a development meets the requirements for water conservation and number of affordable housing units outlined in the San Juan County Code.

## **Subarea Plan Land Use Designations**

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

### **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.

### **Village Institutional**

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

### **Village Residential**

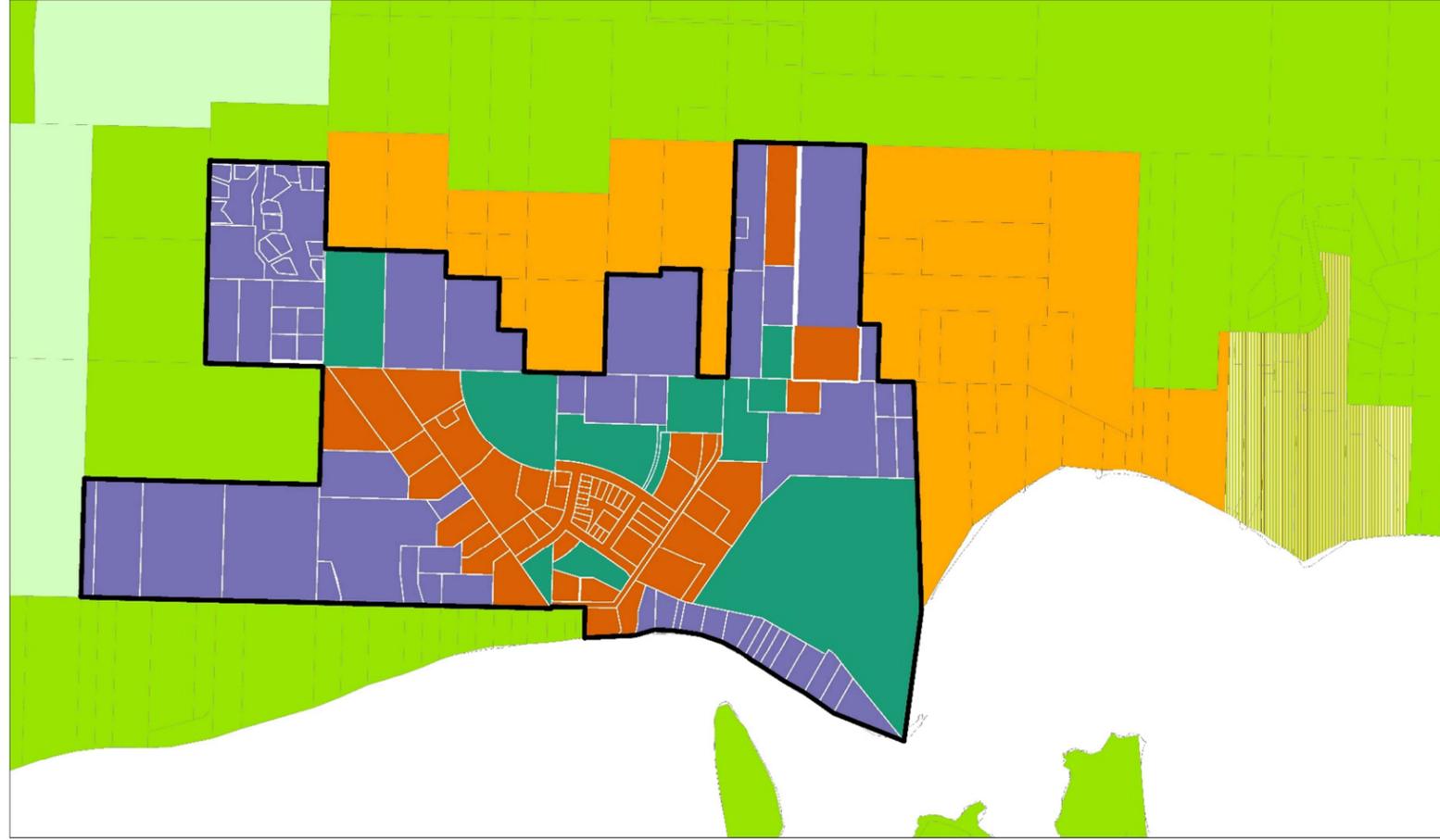
The Village Residential designation is primarily reserved for residential development; however, small businesses appropriate for residential areas which meet the home occupation and cottage industry performance standards in the San Juan County Code are welcome in this designation. This designation abuts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

## **Lopez Village Urban Growth Area Land Use Official Maps**

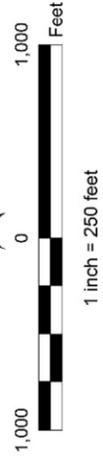
San Juan County Comprehensive Plan official maps include the Lopez Village Urban Growth Area Land Use Map 5 below.

Document Path: N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-14-0002 Lopez Village Plan\2019-07-22\_LVSAP\_Ord\_Council\2019-08-23\_LVUGA\_Map5\_Council.mxd

## Lopez Village Urban Growth Area Land Use Map

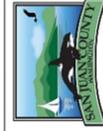


- Institutional (No Base Density)
- Commercial (No Base Density)
- Residential (Max. Density 6 dwellings per acre. A density bonus of 6 dwellings per acre may be allowed per SJCC Title 18.)
- UGA Boundary
- Agricultural Resource
- Lopez Village Growth Reserve Area
- Lopez Village Urban Growth Area
- Marine Center LAMIRD
- Rural Farm Forest



*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.*

Adopted by Ordinance \_\_\_ - 2019

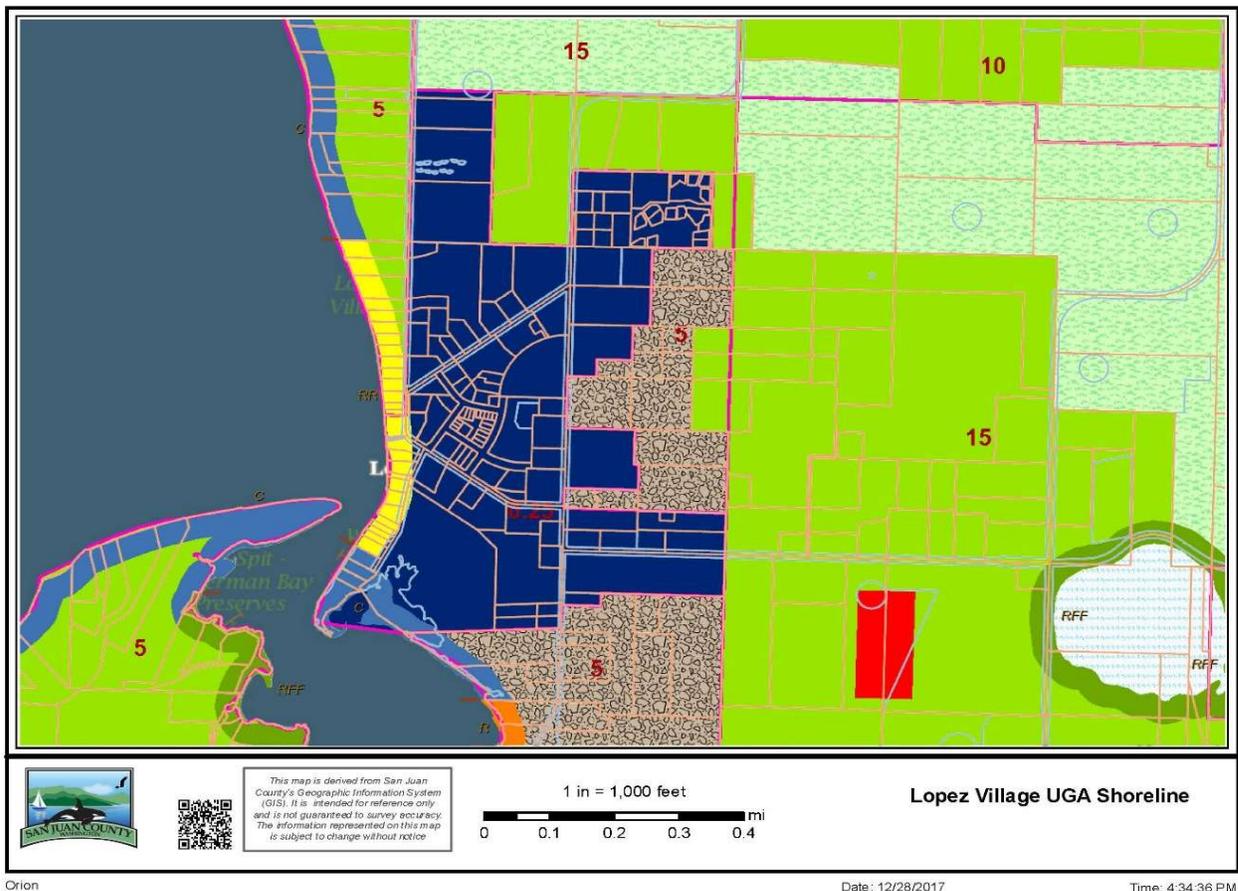


**Lopez Village  
Urban Growth Area Official Map**  
Lopez Island  
San Juan County, Washington  
Drawn By:  
Adam Zaek  
Revised:  
August 23, 2019

## Lopez Shoreline Master Program Designations

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

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



## Land Capacity Analysis

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

- existing land use designations and regulations, and
- proposed land use designations and development regulations.

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

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

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

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

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

### **Land Use Regulations**

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

# Housing



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.

## Housing Needs Assessment

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

## State and County Trends

### Housing Inventory

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

### Vacant Units

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

### Age and Condition of Housing Stock

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

### Median Home Values

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

### Vacation Rentals

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

### Rental Housing

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

### Affordable Housing

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

### Housing Affordability Index

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

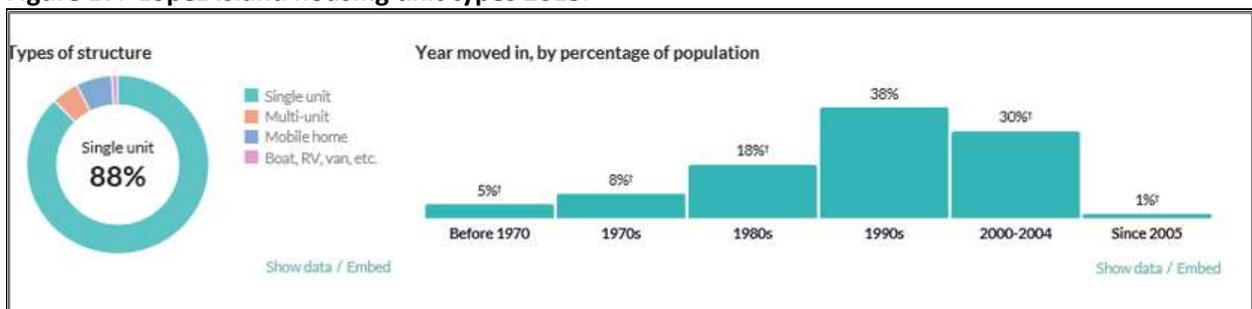
Figure 16 below provides information on the occupancy of housing on Lopez Island and ownership of occupied units. As noted in the County’s Housing Needs Assessment, a large majority of “vacant” dwelling units are classified as seasonal and may be utilized as vacation rentals.

**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.

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



Source: American Community Survey 2015.

### Housing Inventory

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

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

Island / Area	Total Units	% of Total	Vacant Units	% of Total	Rental Units	% of Total
<b>San Juan County</b>	<b>13,313</b>		<b>5,700</b>		<b>2,253</b>	
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%
<b>Friday Harbor</b>	<b>1,273</b>	<b>9.56%</b>	<b>258</b>	<b>4.53%</b>	<b>513</b>	<b>22.77%</b>
Unincorporated San Juan Island	4,276	32.12%	1,727	30.30%	569	25.26%

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

### Household Size

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

### Housing Affordability

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

### 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 <sup>1</sup> 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 <sup>2</sup>	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 <sup>12</sup>					8	10		18					0

Source: 2017 Draft SJC Housing Needs Assessment.

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

## Lopez Community Land Trust

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

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

## The Hamlet

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

## Westview Apartments

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

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

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

## Projected Housing Needs

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

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

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

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

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

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

**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
<b>San Juan Island Subtotal</b>	<b>7,810</b>	<b>47.9%</b>	<b>9,298</b>	<b>47.9%</b>	<b>1,488</b>	<b>729</b>	<b>442</b>
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
<b>Total</b>	<b>16,314</b>	<b>100.0%</b>	<b>19,423</b>	<b>100.0%</b>	<b>3,109</b>	<b>1,524</b>	<b>809</b>

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

# Transportation



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.

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



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.

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



## Pedestrian and Bicycle Facilities



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.

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



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 being in the Village.

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

### Village Challenges and Potential

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

### Creating a Lively, Connected Village – Connectivity Plan

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

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

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

## Connectivity Plan Framework

### Primary

- Weeks Road – Bridges & Water Gardens

Establish necessary design parameters for the right of way including requirements for a well-functioning natural swale system with accompanying landscaping including street trees, roadway edge apron requirements, preferred location of access drives, preferred location of a “build to line” and preferred walkway/sidewalk locations and treatments.

- Lopez Road –The Promenade
  - ❖ Establish necessary design parameters for walkability within and adjoining the ROW, connecting the Village to the Library, solid waste, marinas and other functions to the south of the Village.
  - ❖ Lopez Road (from the waters’ edge at Haven) east to the Library: celebrate the promenade qualities of this unique necklace of open spaces, views and tree-lined walkways.

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

- Village Road - The Market Edge

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

### Secondary

- Washburn Place – The Finest East/West Collector

Strengthen pedestrian and street-defining qualities, east views.

### Tertiary

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

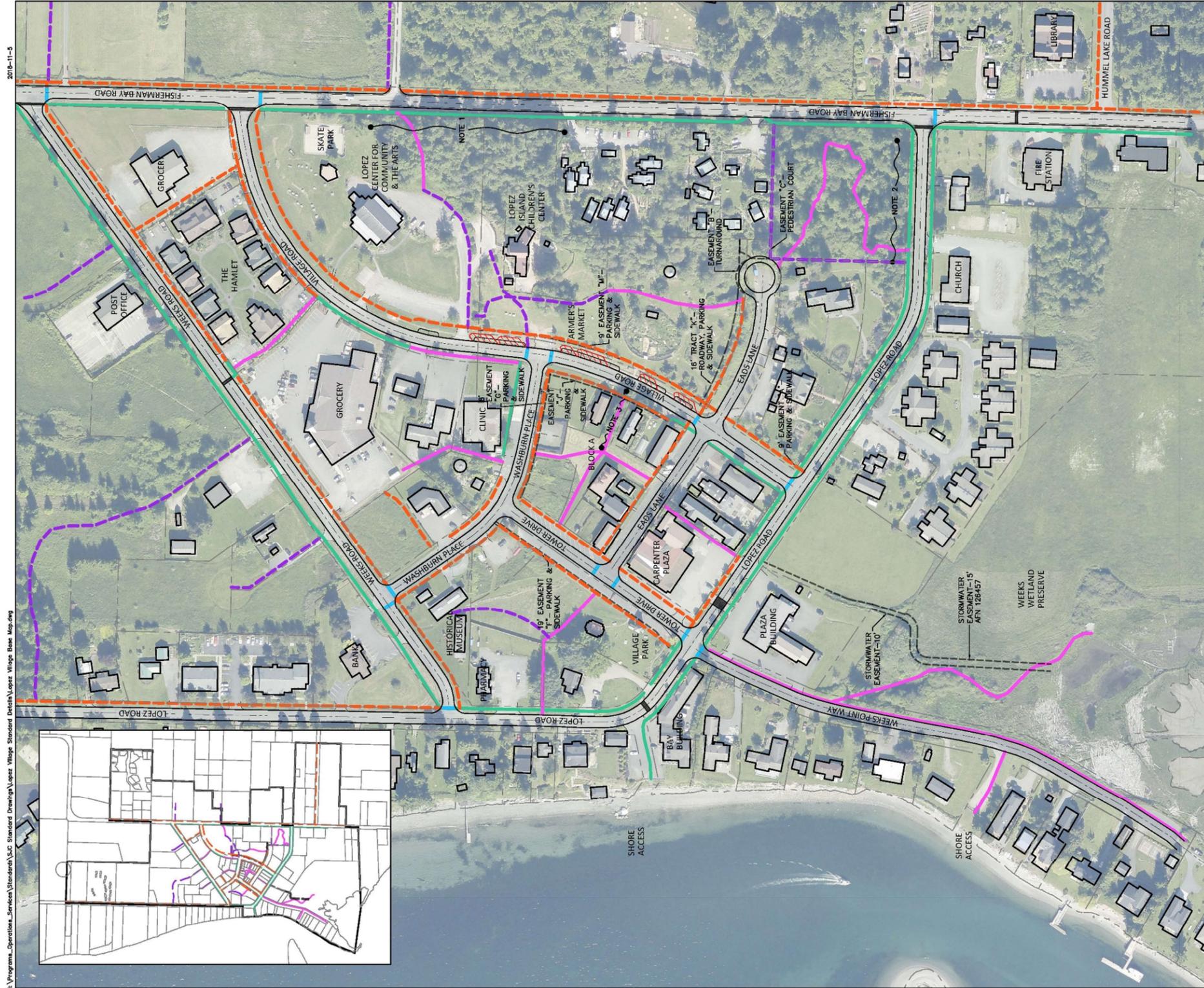
- Tower Drive – The New Tower Drive

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

- Eads Lane and East Extension – The Mingle

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

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



2019-11-5

I:\Programs\_Operations\_Services\Standards\SC Standard Drawings\Lopez Village Standard Details\Lopez Village Base Map.dwg

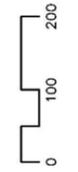
**LEGEND**

- PARCEL BOUNDARY
- - - EASEMENT/TRACT BOUNDARY
- EDGE OF PAVEMENT
- EXISTING CROSSWALK
- \* PROPOSED CROSSWALK

- EXISTING PRIMARY PATH
- - - EXISTING SECONDARY PATH
- \* PROPOSED PRIMARY PATH
- \* PROPOSED SECONDARY PATH

**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



**CONNECTIVITY PLAN**

EXHIBIT  
X OF X

**San Juan County**  
Public Works Department  
915 Spring Street P.O. Box 729  
Friday Harbor, WA 98250  
(360) 370-0500 Fax: (360) 378-6485  
www.sanjuanco.com/publicworks  
email: publicw@sanjuanco.com

## Connectivity and Public Spaces

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

**Protection:** Safety for pedestrians from traffic and accidents. Protection when necessary from wind, rain, sun.

**Comfort:** Room for walking, interesting facades, no obstacles, accessibility for everyone, good surfaces. Attractive zones at the edges of spaces for standing, lingering and observing. Opportunities to sit that take advantage of interesting views, sun and people.

**Delight:** Buildings and spaces designed to human scale. Positive sensory experiences from good design and detailing, building and landscape materials, art.

**Place:** Being part of the network of public spaces, well-connected and integrated with destinations and Village functions. Reflecting the local built environment, natural context and intended uses as well as respecting historic associations.

## Parking



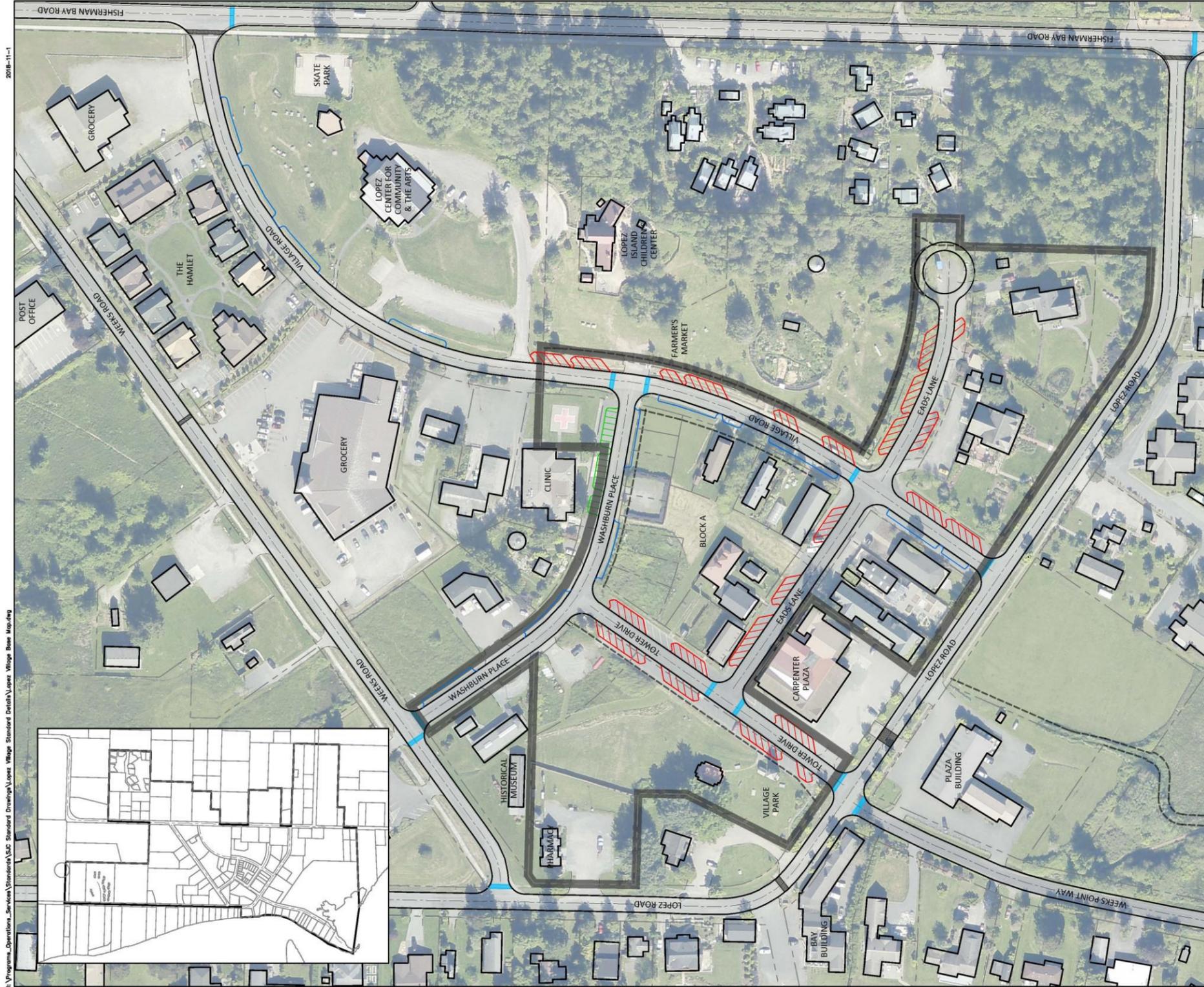
The future availability, location and type of parking facilities in the Village is an important issue. Current parking requirements are governed by the development regulations for the Village Commercial designation which require parking on a site-by-site or permit basis. Although flexibility is permitted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

### Lopez Village Planned Unit Development Parking Entitlement Area

The existing commercial core includes the Lopez Village Planned Unit Development which has provided the land and funds to develop most of the parking spaces viewed as public parking in the Village since they are “on-street.” These are the angled, shared parking areas found along Eads Lane, Village Road, Tower Drive and Washburn Place. Each of the lots in the PUD have a certain share of parking entitlements related to these parking spaces.

Map 8.A and Map 8.B below provide alternatives for angle or parallel parking to accommodate possible stormwater improvements.

Lots identified in the parking entitlement area depicted in Map 8 below and Column VIII of Exhibit B of AFN 92184514 (Lopez Village Association Plat Block A and lots 21-23) have on-street parking entitlements. No additional on-street parking spaces will be required for development or project permits in this area. Exhibit C of AFN 92179998 regarding parking space requirements by use shall not apply to development or uses in the parking entitlement area. Transfer of on-street parking right entitlements parking area shall be processed in accordance with Exhibit D of AFN 92179998.



2018-11-1

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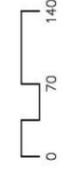
**LEGEND**

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

- ▨ ANGLED PARKING
- ▨ PARALLEL PARKING
- ▨ HEAD IN PARKING
- ▨ PARKING ENTITLEMENT AREA APN 921799998

**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.
- 2) The entrance to the Farmer's Market off of Village Road and Washburn Place should be kept open as access to the Farmer's Market as well as the southern unofficial entrance off of Eads Lane be kept open as access for emergency vehicles.



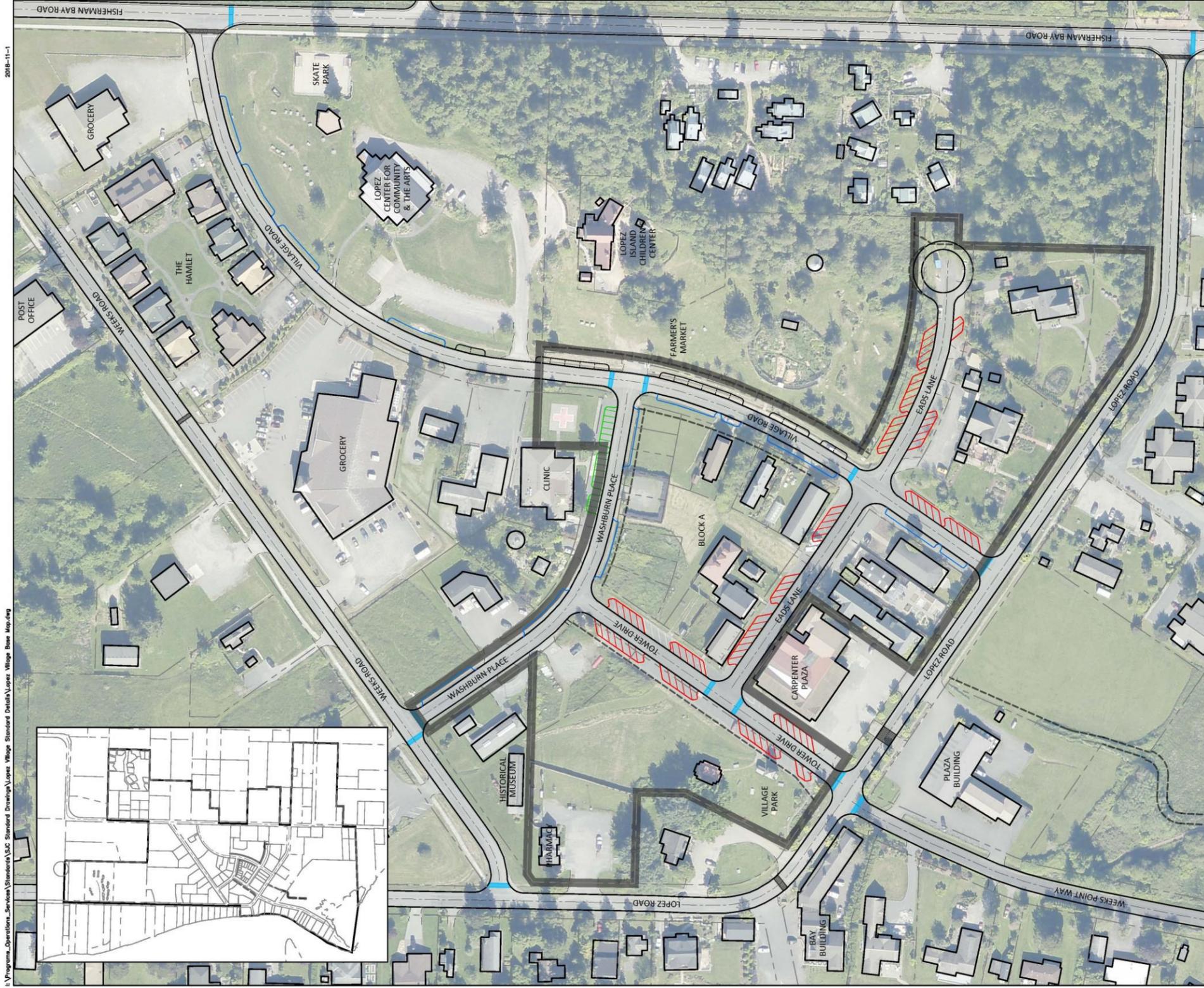
**PARKING PLAN CONCEPT 8-A**  
EAST VILLAGE ROAD DIAGONAL

EXHIBIT  
X OF X

**San Juan County**  
Public Works Department  
915 Spring Street P.O. Box 729  
Friday Harbor, WA 98250  
(360) 370-6500 Fax (360) 375-6485  
www.sanjuancountywa.gov  
email: publicworks@sanjuanco.com



Map 8.B



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)
- ▨ ANGLED PARKING
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- ▨ HEAD IN PARKING
- ▨ PARKING ENTITLEMENT AREA AFN 921799998

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EXHIBIT X OF X

**PARKING PLAN CONCEPT 8-B  
EAST VILLAGE ROAD PARALLEL**



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## Parking Study

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

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

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

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.

## Future Parking Vision

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

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



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:

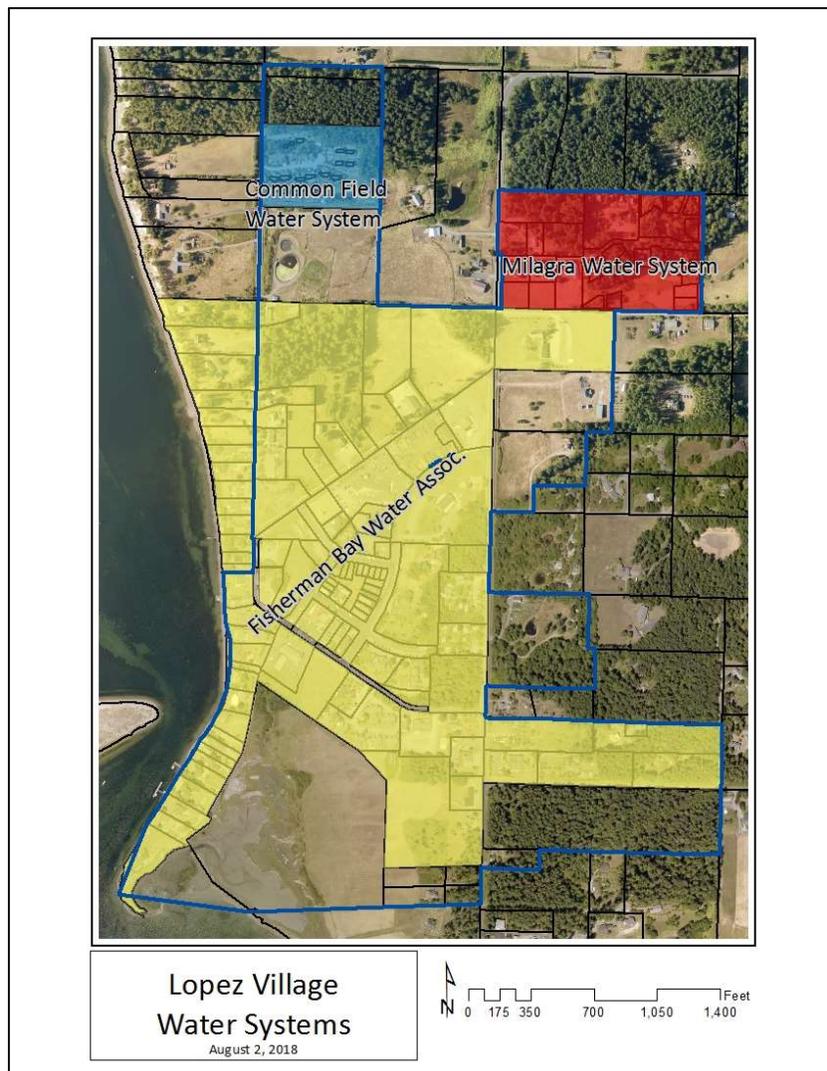
- It supports users within a coherent parking system that supports shared parking;
- Development of new parking is minimized;
- Parking occurs behind new nonresidential buildings;
- Parking developments reflect seasonal use patterns; and
- Residential parking occurs on-site.

# 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

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

### Milagra

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

### Water System Plans

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

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

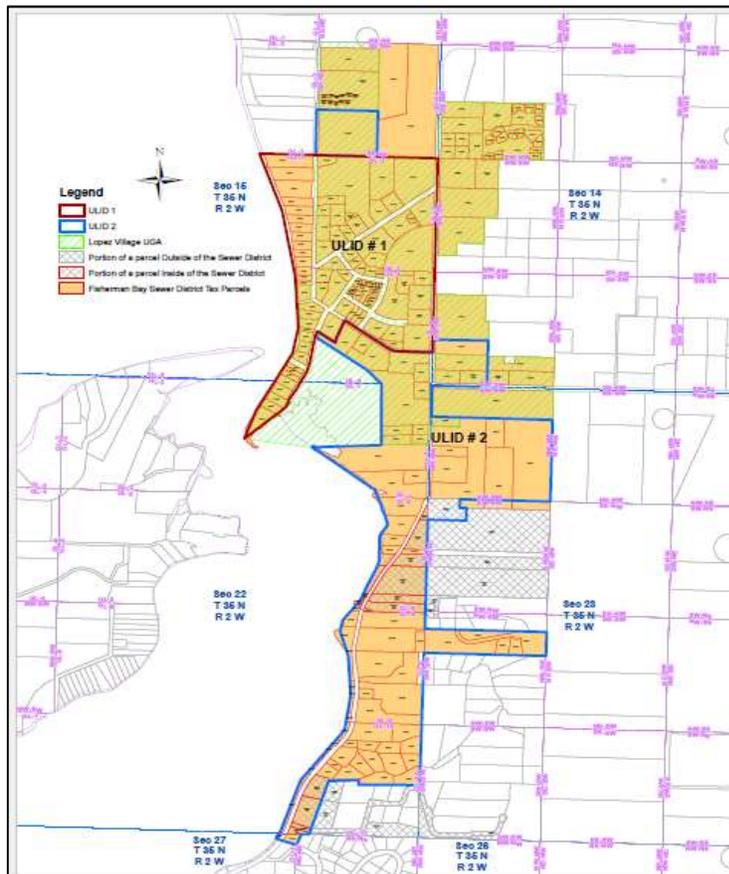
Group A Community Water Systems	State ID	Active Connections	Approved Connections	Service Area Population	Water Source	Distribution Capacity (Gallons)	Capacity Average (GPM)
Common Field	AB738	20	25	50	Well #1	23,500	9
Milagra Water System	AA517	14	42	31	Well #1 & 2 Well #3	24,600	14 27 14
Fisherman Bay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

Groundwater Monitoring

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

**Sewer System**

**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.

**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

Source: Washington State of Health SENTRY Database 2017

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

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

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

## Solid Waste System



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.

The LSWDD is governed by three goals to:

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

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

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

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

Roosevelt Landfill in Klickitat County. Recycled materials are trucked in bales to Skagit River Steel & Recycling in Burlington, Washington where they are distributed to other vendors.

The public either self-hauls waste to the Lopez drop-box facility located on Fisherman Bay Road or contracts with San Juan Sanitation for waste pick-up. Refuse is deposited directly into 40-yard boxes and the Lopez Solid Waste Disposal District (LSWDD) picks the boxes up on a roll-off truck and transfers them to the Skagit Transfer Station on the mainland where it is loaded on railcars and transported to the Republic landfill for disposal. The number of daily trips are limited by the ferry schedule.

**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

## Stormwater System

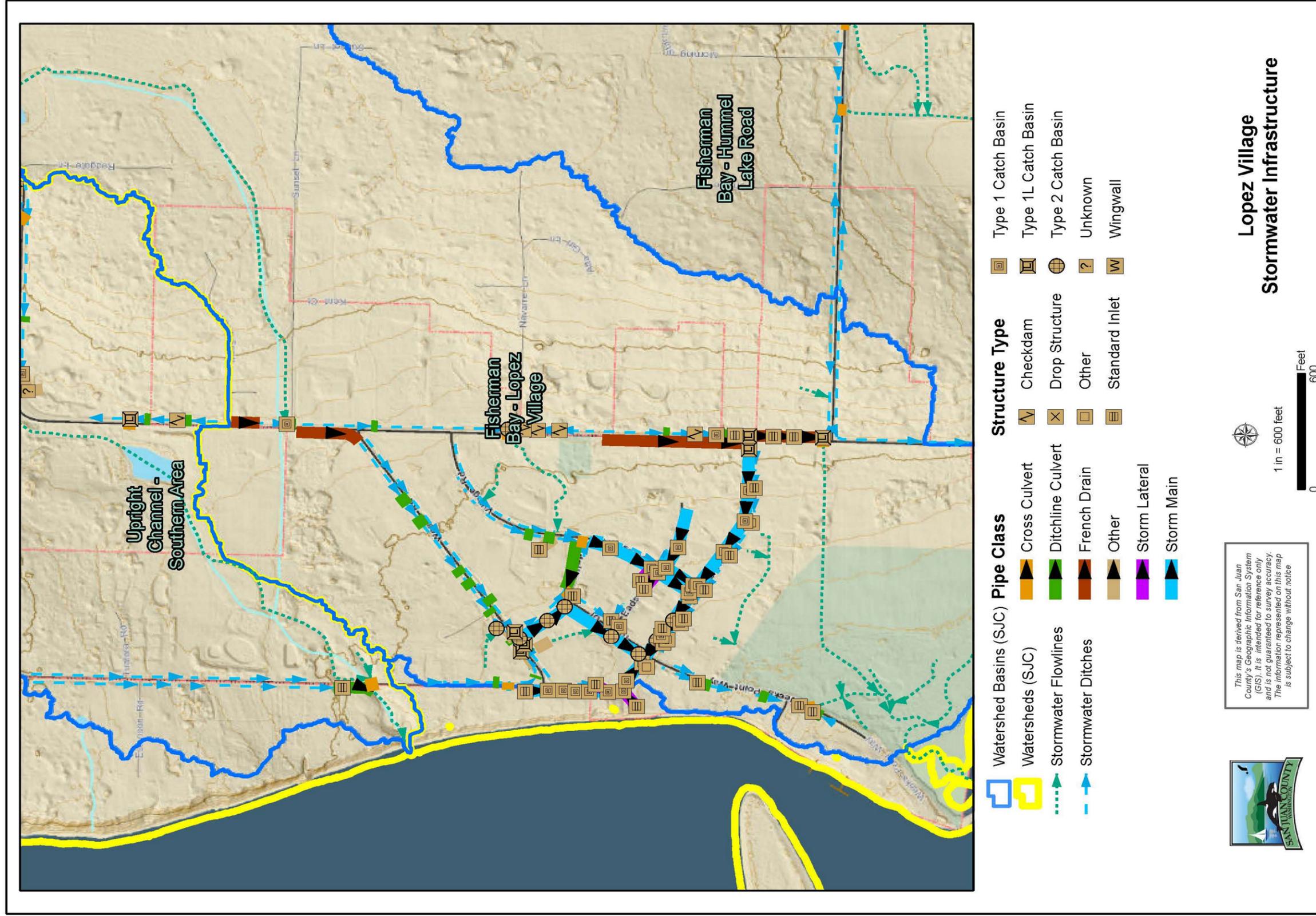
The potential for degradation of Fisherman’s Bay and large areas of tidal emergent wetlands including those at Weeks Wetland Preserve are a major concern to Lopez Islanders. This makes stormwater management a vital concern in the Village.



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.

Village Urban Growth Area.

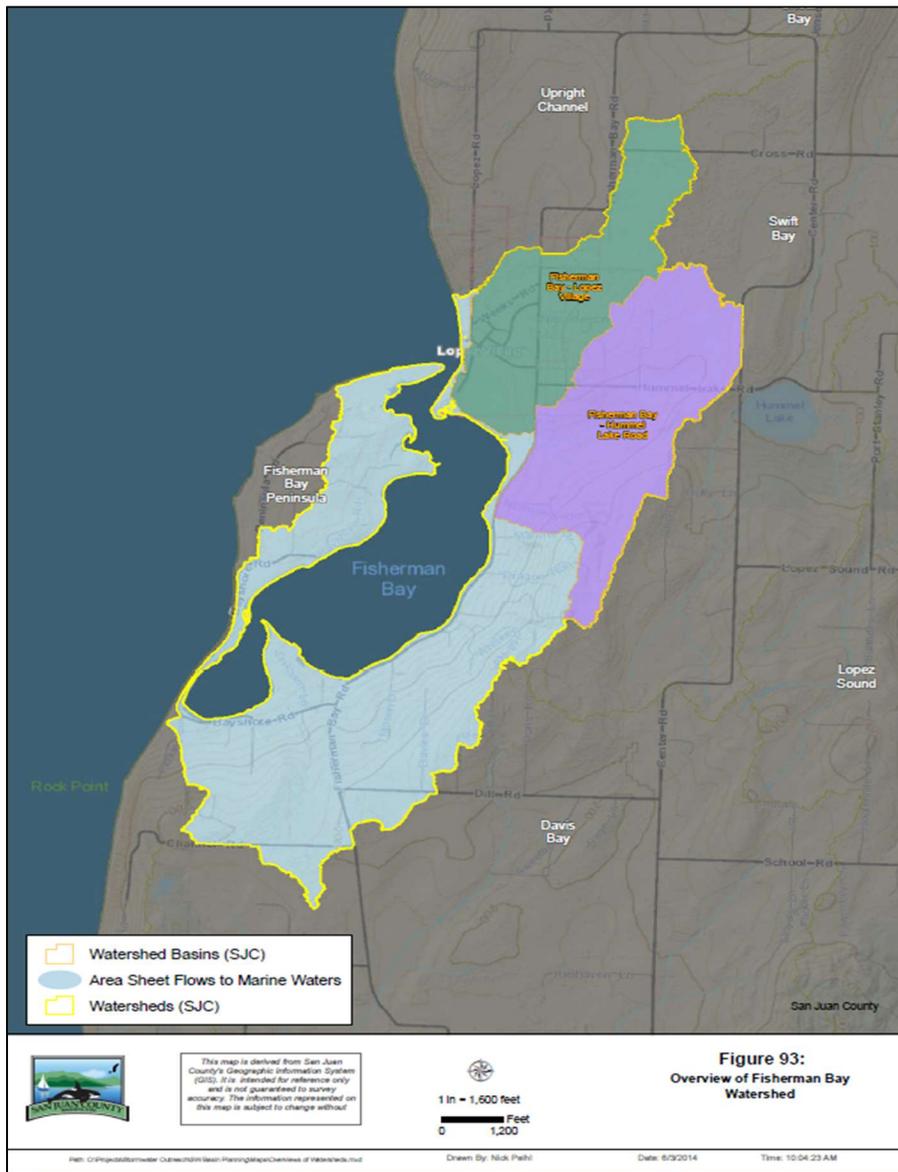
Map 11 depicts stormwater infrastructure in the Lopez



Map 11.

## Basin Planning

### 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

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

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

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

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

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

### **Village Drainage Basins**

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

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

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

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

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

The land use in Fisherman's Bay watershed is predominantly residential and existing impervious cover represents approximately five point four percent of the total watershed area; however under full buildout 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.

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

**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

Source: Lopez Island Fire District 4 2017.

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

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

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

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



Source: Lopez Island Fire District 4, 2017

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

**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
<b>TOTAL</b>	<b>355</b>	<b>365</b>	<b>390</b>	<b>397</b>	<b>391</b>	<b>505</b>	<b>472</b>	<b>527</b>	<b>503</b>	<b>584</b>	<b>6.45</b>

Source: Lopez Island Fire District 4, 2017.

## Rating

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

**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

Source: Washington Survey and Rating Bureau 2016.

## Emergency Medical Services

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

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

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

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

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

## Health Care



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

offset costs associated with funding rural healthcare.

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

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

## Lopez Island School District

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

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

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

## 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.

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.

## 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.

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

## Chamber of Commerce



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.

## Community Center



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

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

## Arts and Culture

Lopez Island is home to a substantial number of artists and artisans who contribute to the local arts characteristics and economy. The Village contains several art galleries and studios for viewing and purchasing art. The Lopez Library has a rotating show of arts and crafts. The Lopez Artist Guild supports shows throughout the year. The Artist's Guild's annual Labor Day weekend studio tour is another major community event for visitors and residents. Chimera, a cooperative gallery was founded in 1987 to showcase Lopez Island artists and support the arts as a means of livelihood.

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

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

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

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

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

## Telephone Service

Although personal wireless services are not utilities but commercial services, the Washington Utilities and Transportation Commission (WUTC) regulates telecommunications utility providers to ensure that safe and reliable service is provided to consumers at reasonable rates.

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

# Economic Overview

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

## Income and Economic Structure

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

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

## Employment

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

# Healthy Community

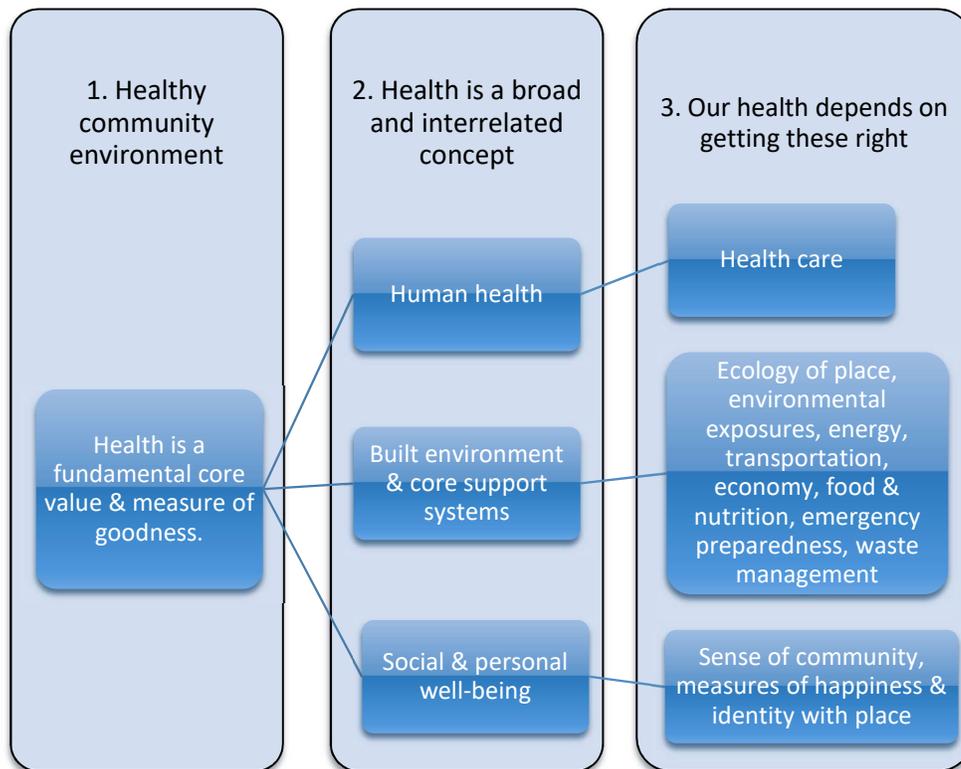


A healthy community environment is one that is a healthy, successful place for people to live, work in, and visit. This is a fundamental core value in the Lopez Village Plan. Supporting health is a fundamental theme throughout the Plan. Its goals and policies will help guide the community in promoting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

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

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



### Three Components of a Healthy Village

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

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

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

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

# 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.*

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

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

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

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

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

5. *Promote visual relationships and repetition of familiar qualities or common threads in building designs while encouraging variety in forms and spaces to create the perception and experience of visual richness.*

**Goal 7. Create resilient, renewable, flexible, efficient, and durable systems that contribute to health and quality of life.**

- Policy 7a. Recognize environmental health and ecological well-being as integral to the health, well-being and prosperity of the community.*
- Policy 7b. Recognize the importance of water quality and quantity, and clean air.*
- Policy 7c. Require proper maintenance of sewer systems.*
- Policy 7d. Promote water conservation measures and increase the efficiency and performance of infrastructure and plumbing fixtures to meet non-potable demand.*
- Policy 7e. Develop a sustainable stormwater system.*
- Policy 7f. Support the development of green buildings.*
- Policy 7g. Promote zero-waste, community or local composting, and recycling.*
- Policy 7h. Support the Leave No Trace principles, and engage residents and visitors in learning and acting on the principles.*

**Goal 8. Reduce demand for fossil fuels.**

- Policy 8a. Support energy conservation.*
- Policy 8b. Encourage building design to reduce embodied energy in building construction and take advantage of solar access, natural ventilation, and shelter from adverse impacts.*
- Policy 8c. Support the use of renewable energy sources and collective power systems.*

**Goal 9. Create a sustainable transportation system.**

- Policy 9a. Support the use of solar and electric vehicles, shared vehicles, and ride sharing.*
- Policy 9b. Pursue a “park once” objective for the village to discourage unnecessary driving.*

**Goal 10. Provide access to healthy food and food security.**

- Policy 10a. Provide a variety of opportunities for healthy eating and shopping for fresh food sources such as farmers market, food carts, outlets and shops.*
- Policy 10b. Encourage development of community orchards and gardens, community kitchens, and community food projects to increase access to local, healthy foods.*

**Goal 11. Identify potential public health effects from natural and human-caused disasters, including climate change.**

- Policy 11a. Support the development of an emergency preparedness plan for the Village.*
- Policy 11b. Support development of post-disaster recovery plan and protocols.*

**Goal 12. Support good health, well-being and a sense of community.**

*Policy 12a. Facilitate social cohesion and social bonds between individuals and groups through community improvement projects, civic engagement, and social networking.*

*Policy 12b. Integrate the tourism sectors with the needs of daily life in the community by focusing it on activities that support the natural qualities and culture of the Village.*

*Policy 12c. Build on the Village identity, cultural practices, building styles, design elements, and materials associated with Lopez Island.*

**Goal 13. Develop programs that improve livability and contribute to the health and happiness of Lopez residents.**

*Policy 13a. Encourage ownership of the Village.*

*Policy 13b. Build programs inspired by Lopez Island's history of community learning and innovation.*

*Policy 13c. Conserve and incorporate local history.*

*Policy 13d. Promote activities that reflect Lopez Island's tranquility and iconic/intrinsic qualities of place.*

## NATURAL SYSTEMS AND HABITAT

**Goal 1. Protect or improve water quality in Fisherman Bay through careful planning and development.**

*Policy 1a. Establish baseline conditions for Fisherman Bay and meaningful water quality standards.*

*Policy 1b. Work with public and private partners to develop and implement monitoring protocols to assess the impact of climate change, and food harvesting and recreational safety.*

*Policy 1c. Establish adaptive stormwater and sewer system standards based on Fisherman Bay water quality monitoring data for waters entering Fisherman Bay from points in the Village.*

**Goal 2. Establish, protect and enhance wildlife corridors connecting the Village with Fisherman Bay and surrounding habitats.**

*Policy 2a. Establish wildlife corridors between Fisherman Bay, Weeks Wetland and other wetlands, fields and forests surrounding the Village.*

*Policy 2b. Maintain corridor connectivity through the adoption of protection measures, landscape guidelines, stormwater management techniques, and establishment of conservation easements.*

**Goal 3. Sustain and enhance wildlife habitats and food supply for wildlife compatible with Village life.**

*Policy 3a. Establish a stormwater plan for the Village that prioritizes habitat creation by maintaining and developing open water stormwater features such as swales, rain gardens and unlined ponds, and improving stormwater and septic treatment.*

*Policy 3b. Increase wildlife habitat in the Village by:*

- 1. Providing public education; and*
- 2. Establishing landscape guidelines and regulations that include native species, nesting habitat, forage (fruit and seeds), and shelter from human activities.*

*Policy 3c. Establish dark sky lighting regulations to protect bats, migrating birds, nocturnal wildlife and human well-being.*

**Goal 4. Protect and enhance significant wetland habitat in the Lopez UGA.**

*Policy 4a. Collaborate with landowners and other partners to protect and enhance significant Village wetland habitats through land conservation and other methods.*

*Policy 4b. Establish stormwater, ground water use, and development standards that foster the protection and enhancement of wetland habitat.*

**Goal 5. Develop the Village and its infrastructure to adapt to changes in climate, precipitation patterns, tides, and storm events.**

*Policy 5a. Review the policies and adjust this plan based on the most recent projections of climate and sea level changes and improvements in technology at least every five years.*

*Policy 5b. Require that future infrastructure be built to withstand the latest FEMA projected changes in sea level and tides.*

*Policy 5c. Support and provide incentives for construction that reduces runoff during extreme precipitation events.*

*Policy 5d. Acquire public lands if needed to protect homes, infrastructure, and businesses from tidal inundation.*

**Goal 6. Highlight and celebrate the connection between Fisherman Bay and the Village.**

*Policy 6a. Create urban character that preserves and creates connections to Fisherman Bay and the San Juan Channel environments.*

*Policy 6b. Adopt design standards to orient development in a manner that will provide visual connections to the water.*

**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.*

## 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.*

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

## LAND USE

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

*Policy 2e. Allow a variety of Village compatible mixed-uses in the Village Commercial designation.*

*Policy 2f. Establish performance criteria for permitted land uses.*

**Goal 3. Allow live-work options in the Village Residential designation.**

*Policy 3a. Allow home occupations and cottage enterprises in the Village Residential designation.*

## BUILT ENVIRONMENT

**Goal 1. Promote development of features consistent with Salish Sea village character including human-scale environments and hand craftsmanship.**

*Policy 1a. Consider historic precedents listed in this Plan's "Significant and Historic Buildings in Lopez Village" for examples of form, materials and scale.*

**Goal 2. Develop community driven design guidelines for the Village. The design standards will:**

*Policy 2a. Create a sense of place, build community and protect and enhance Village character.*

*Policy 2b. Expand on existing patterns of small outdoor gathering places.*

*Policy 2c. Perpetuate dense connected building styles in mixed-use areas.*

*Policy 2d. Promote development of an identifiable dense commercial core.*

*Policy 2e. Incorporate walkability and connectivity between development and significant destinations.*

*Policy 2f. Encourage building and site design that promotes resiliency and sustainability.*

**Goal 3. Identify, maintain and reuse historic buildings and key landmarks.**

*Policy 3a. Encourage understanding of the significance of key buildings and landmarks.*

*Policy 3b. Work to promote relationships with local agencies for sources of information and funding for maintenance and reuse.*

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

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

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

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

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

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

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

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

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

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

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

## LANDSCAPING

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

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

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

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

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

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

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

## HOUSING

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

**Goal 6. Ensure that residential development is compatible with the Village character.**

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

## TRANSPORTATION

**Goal 1. Provide for an efficient, safe, inclusive and accessible transportation network that addresses vehicular and non-motorized travel individually, as well as their interconnectivity, and improves access to and within the Village.**

- Policy 1a. Develop Village Road to provide safe non-motorized passage from Lopez Road to Fisherman Bay Road, stormwater management and parking improvements.*
- Policy 1b. Support the development of and appropriate location of electric vehicle charging stations.*
- Policy 1c. Meet ADA access requirements in commercial and public project designs within the County right-of-way.*
- Policy 1d. Support and consider private transit services during road improvement planning.*

## CONNECTIVITY AND NON-MOTORIZED TRANSPORTATION

**Goal 1. Develop a complete non-motorized network plan for the Village to promote connectivity, community health, and the development of safe walkways to important destinations.**

- Policy 1a. Work with local partners and property owners to further develop and implement long-range non-motorized network plans within the Village and between the Village and key destinations.*
- Policy 1b. Secure grant funding, in-kind services and donations and support public-private partnerships needed to implement non-motorized network plans.*

**Goal 2. Create a pedestrian and bicycle friendly Village.**

- Policy 2a. Collaborate with local partners to develop trail connections.*
- Policy 2b. Acquire easements and rights-of-way necessary to implement continuous bicycle and pedestrian paths and trails.*
- Policy 2c. Improve existing non-motorized pathways and require and/or create incentives for new and existing development to improve connectivity within the Village based upon non-motorized network plans.*
- Policy 2d. Encourage pedestrian and bicycle use within the Village by providing adequate street furniture and facilities.*
- Policy 2e. Implement design standards that give preference to pervious, semi-pervious and gravel paths as opposed to traditional sidewalks.*
- Policy 2f. Recommend the placement of signage and appropriate barriers to clearly designate separate lanes in areas used by automobile, bicycle and foot traffic.*
- Policy 2g. Where sidewalks are necessary, recommend the installation of decorative concrete and support the use of surfaces such as pervious pavement, interlocking blocks and pavers.*
- Policy 2h. In the intersections of heavily trafficked areas, create highly visible, physically identified crosswalks.*

**Goal 3. Develop trails that provide access to natural features with minimal disturbance to the ecosystem.**

- Policy 3a. Ensure that trail widths are the minimum necessary for the intended user and native vegetation surrounding the trails is retained.*

**PARKING****Goal 1. Limit or eliminate the need for additional commercial parking.**

- Policy 1a. Allow shared parking agreements and take advantage of existing parking to reduce the development of new parking areas.*
- Policy 1b. Consider reducing parking requirements inside and outside of the commercial core.*
- Policy 1c. Support transit services that connect Lopez Village to the ferry landing to reduce parking needs.*

**Goal 2. Locate and size parking requirements to support users while enhancing the Village experience.**

- Policy 2a. Cluster and connect the parking supply to provide a coherent and planned parking system.*
- Policy 2b. Coordinate development of the Village's parking and overall storm drainage plans.*

*Policy 2c. Identify community parking areas outside of the commercial core and provide a path network from them to local businesses.*

*Policy 2d. Consider meeting future parking needs through the use of shared parking located outside of the commercial core.*

**Goal 3. Promote parking regulations and strategies that support users and residents of the Village.**

*Policy 3a. Develop parking standards that meet Village needs in all seasons.*

*Policy 3b. Develop regulations with a preference for visually screening and landscaping parking lots.*

*Policy 3c. Develop standards for parking stall surfaces and sizes including compact vehicles.*

**Goal 4. Develop specific parking requirements for the commercial core that reduce or eliminate future private parking requirements and preserve the Village experience by limiting visual and circulatory impacts of motor vehicles.**

*Policy 4a. Encourage the development of public parking in the commercial core.*

*Policy 4b. Encourage activities and uses requiring large parking lots and locate parking areas off the main transportation corridors.*

*Policy 4c. Require shared parking, clustering of separate parking areas located away from main roads, and placement of parking areas behind proposed buildings.*

## CAPITAL FACILITIES

**Goal 1. Encourage joint planning efforts between San Juan County, Village developers and capital facility service providers.**

*Policy 1a. Assist service providers in anticipating and responding to growth.*

*Policy 1b. Maintain consistency between land use, service providers and public safety plans.*

*Policy 1c. Encourage service provider participation in land use plan development.*

*Policy 1d. Provide updated land use plans to service providers as soon as available for their use.*

## 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. Minimize the visual impacts of all communication antennae.*

### **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.*

**Goal 5. Promote efficient solid waste management operations and programs that help waste reduction, reuse and recycling in the Village.**

- Policy 5a. Promote education about reduction, reuse, recycling, composting and collection programs and the e-Waste program in coordination with Lopez Solid Waste Disposal District, San Juan County and others.*
- Policy 5b. Promote the participation of businesses, organizations and households in hazardous waste collection.*
- Policy 5c. Promote the participation of businesses, organizations, and households in reducing waste.*
- Policy 5d. Promote the use of biodegradable plates and utensils and supply compost bins at commercial vendors and the Farmers Market and other community events.*
- Policy 5e. Support the longevity and stability of the Lopez Solid Waste Disposal District.*

## STORMWATER

**Goal 1. Protect water quality in Fisherman Bay.**

- Policy 1a. Require water quality treatment to protect Fisherman Bay.*
- Policy 1b. Promote continued water quality monitoring in Fisherman Bay.*
- Policy 1c. Use open water features such as wetland habitat, unfenced ponds, and swale/bio retention treatment within the Village.*
- Policy 1d. Support the use of Low Impact Development standards for projects and incentives that promote on-site infiltration and treatment, and reduce impervious surfaces.*
- Policy 1e. Consider community treatment facilities at the end of Lopez Road.*

**Goal 2. Coordinate with the SJC Public Works Department in the development of the Fisherman Bay Basin Plan and capital improvement plans for the basin and Village.**

- Policy 2a. Provide Village information and priorities to the County's Stormwater Utility consultants and the Public Works Department.*
- Policy 2b. Document and coordinate with Public Works to provide information on drainage events in the Village as this Subarea Plan is updated.*

**Goal 3. Create open water features in the Village.**

- Policy 3a. Invest in stormwater management facilities that incorporate new wetland habitat, unfenced ponds and bio filtration swales for primary treatment.*
- Policy 3b. Work with the Land Bank, Public Works Utility and other partners to purchase land for wetland habitat enhancement projects with stormwater management benefits.*
- Policy 3c. Acquire property or easements for the development of open water stormwater management features.*

*Policy 3d. Promote the development of rain gardens on public and private land.*

**Goal 4. Maximize the use of natural systems to manage stormwater.**

*Policy 4a. Minimize the use of piped solutions and ditch covering and limit ditch covering to areas necessary to provide safe non-motorized pathways.*

*Policy 4b. Coordinate with local partners such as the SJC Conservation District to promote education for and encourage the development of on-site stormwater management.*

**Goal 5. Reduce impervious surface coverage in new development.**

*Policy 5a. Establish site development standards such as shared or clustered parking and shared driveways that minimize the use of impervious surfaces.*

*Policy 5b. Promote the use of pervious pavements and on-site infiltration.*

**Goal 6. Retrofit ditches and ponds to increase water quality treatment, slow the velocity of stormwater and reduce the amount of sediment and contaminants draining to Fisherman Bay.**

*Policy 6a. Retrofit open ditches to improve stormwater treatment.*

*Policy 6b. Support acquisition of additional right-of-ways for additional stormwater treatment.*

*Policy 6c. Support grant applications for projects to improve stormwater treatment and water quality.*

**Goal 7. Address stormwater maintenance issues.**

*Policy 7a. Promote the development of and investment in a public maintenance program for open water stormwater features such as rain gardens.*

## ECONOMIC DEVELOPMENT

**Goal 1. Maintain the Village core as Lopez’s major retail, service and community center with a walkable, rural village character.**

*Policy 1a. Ensure that the Village works for all businesses, services and users.*

*Policy 1b. Contain expanding commercial and service uses within the Village commercial core.*

*Policy 1c. Plan infrastructure for accessibility, connectivity to the ferry and marina services, circulation, stormwater management, water supplies, energy, broadband, and manage solid waste in ways that promote the Village and the development of sustainable businesses and services in the commercial core.*

*Policy 1d. Allow residential uses above or behind commercial enterprises within the commercial core in ways that complement and are consistent with primary commercial, service and public activities.*

*Policy 1e. Promote street-level accessibility to create a consistent visual experience of an active, compact commercial core area.*

**Goal 2. Foster a balanced, diversified, year-round local economy.**

*Policy 2a. Encourage diversity in the range of goods and services provided in the Village.*

*Policy 2b. Support the development of both new and traditional economic activities, including agriculture, maritime, recreation/tourism and creative activities.*

*Policy 2c. Support the interdependent qualities of the local economy through peer support groups and Buy Local campaigns.*

*Policy 2d. Support diversification of employment opportunities.*

**Goal 3. Enhance the Village's existing clusters of economic activity including: A) retail and community services for Island residents and visitors, B) services supporting the Island's new and traditional economic activities, C) local foods and products and D) the arts, cultural and community activities.**

*Policy 3a. Support and strengthen the business and service clusters by identifying gaps in small business needs, assessing the relationships between and among clusters, considering long-term goals and plans of existing activities and assessing how Village development and infrastructure changes can foster them.*

*Policy 3b. Foster the arts, cultural, and community activities and organizations as an important part of the Village's economy.*

*Policy 3c. Support cultural and heritage resources that are attractive to both local residents and visitors.*

*Policy 3d. Develop connections, special/uniform signs and foster programs or systems that expand public art throughout the Village, and encourage design that supports multiple or mixed uses that combine art uses with other uses.*

*Policy 3e. Support local entrepreneurs and business incubation. Accommodate home-based businesses that are consistent with the character of adjoining properties and the Village's overall environment.*

**Goal 4. Support the Village as a visitor destination by preserving and enhancing the authentic and unique qualities of our community.**

*Policy 4a. Preserve and enhance activities that rely on the area's traditional enterprises of agriculture, maritime, recreation tourism and creativity.*

*Policy 4b. Support community and private efforts to improve visitor services.*

*Policy 4c. Provide for short-term lodging to serve tourists and strengthen the Village economy and encourage lodging developments to include indoor and outdoor community usable space.*

*Policy 4d. Promote a balance between businesses oriented to local residents and those oriented to visitors.*

**Goal 5. Affirm the high value of the Village’s natural setting, environmental qualities and rural character as the strength of its local economic base and activities.**

*Policy 5a. Reinforce the visual connections between the Village commercial and service activities and the surrounding natural and rural qualities of Lopez Island.*

*Policy 5b. Identify and conserve the natural qualities present in the Village and extend them through landscaping of sites, pathways and roadways.*

*Policy 5c. Cherish the views from Village to surroundings, preserve view corridors, identify the contents of selected views for visitors, and integrate some of the history of Village development with particular views or places*

**Goal 6. Encourage economic development that preserves natural resources and open space, protects environmental quality, and stewards and enhances our community’s quality of life.**

*Policy 6a. Implement standards for low impact development and use site design and landscaping to preserve natural qualities and to connect development with its surroundings.*

*Policy 6b. Promote development of ecotourism business opportunities.*

*Policy 6c. Promote experiential activities for visitors and residents.*

*Policy 6d. Build on the Weeks Wetland interpretive model, extend it to become an education and ecology discovery trail throughout the Village.*

**Goal 7. Strengthen the Village’s capacity to develop and reinforce the local economy.**

*Policy 7a. Support a Village economic development entity comprised of community and private efforts including the county’s Economic Development Council, the Lopez Chamber of Commerce, sustainability organizations and social/education services to plan, evaluate and implement local economic development initiatives such as educational workshops, development financing, market analysis, promotion, etc.*

*Policy 7b. Employ the sub-area plan and its ongoing evaluation processes to assess economic stability and trends.*

## LOCAL GOVERNANCE FOR LAND USE AND PROJECT DESIGN

**Goal 1. Provide opportunities for local input on development permits, applications and planning projects proposed within and adjacent to the Village.**

*Policy 1a. Appoint a Lopez Village Planning and Review Committee whose role would be to make recommendations to the County on proposed development applications.*

*Policy 1b. Encourage pre-development meetings in the Village with the Lopez Village Planning and Review Committee prior to permit submittal.*

**APPENDIX A**  
**Growth Management Act (GMA) Planning Goals**

<b>GMA PLANNING GOAL</b>	<b>DESCRIPTION</b>
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.

## 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.

- 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.

Suggestions were also made to:

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

### **2011 Emerging Directions for the Village**

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

#### **Transportation: Mobility and Accessibility**

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

#### **A Walkable Village**

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

#### **Village-Appropriate Parking**

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

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

### Clustered Parking Supply

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

### Two parking Zones: Commercial And Residential

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

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

### Advantages of Fisherman Bay and the Village Ecology

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

### Water Planning and Management

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

### Village Drainage and Natural Landscape Systems

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

### Stormwater Planning

Protection of Fisherman Bay and downstream marine waters from the detrimental effects of current and future development within the UGA is of high concern. Protection of the downstream environment will require both individual and combined solutions. The community wants to use open stormwater features

for treatment, habitat, public education and enjoyment; these could include swales, ponds and wetlands. Ditches should remain open, balanced against future parking, pedestrian safety and access needs. Open ditches, swales, wetlands and covered culverts are desired in the Village's stormwater plan. Attractive and inexpensive open watercourses are desired as an integral part of the natural ecology. Alternatively, covering the waterways or diverting the watercourses is desired to provide access ways or increased roadside parking when necessary.

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

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

### Low Impact Development

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

### Village Built Environment

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

### Two Types of Development

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

### Commercial Core Made Up of Two Related Areas

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

### Distinct Mixed-Use and Residential Areas

Islanders wanted appropriate commercial development where lots have substantial abutment or connection to a County road. It was suggested that such lots be designated as a commercial district. Other lots could be designated for residential development districts. People were favored the allowance of mixed live/work developments, etc. in the commercial core.

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

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

### Traditional Village Experience: Density, Design and Mix of Uses

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

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

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

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

### Design Standards: Lighting, Signage, and Transparency

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

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

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

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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.

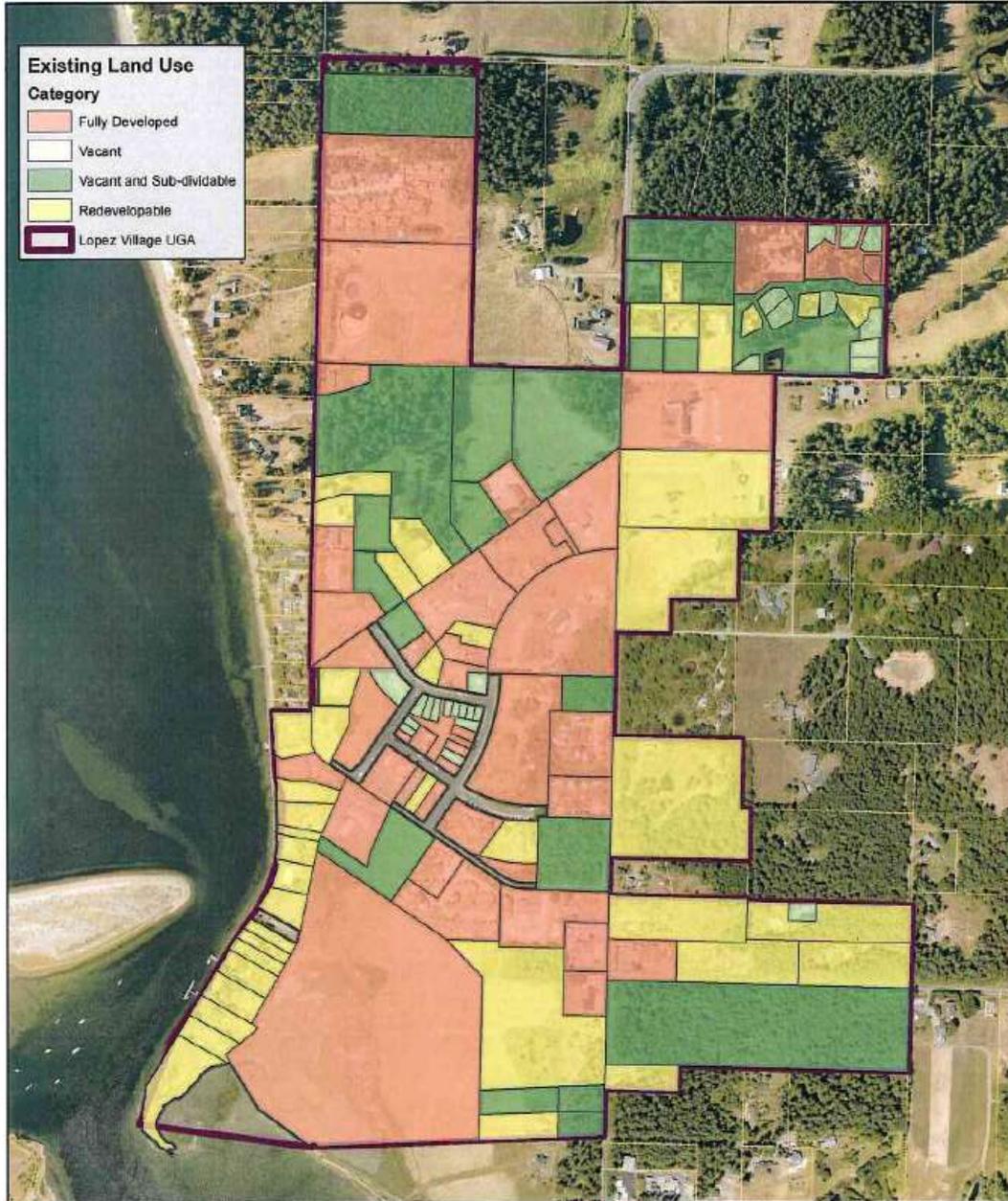
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Lopez Village UGA (x1.55 percent per year).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

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

APPENDIX F  
Land Capacity Analysis

# EXISTING

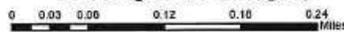


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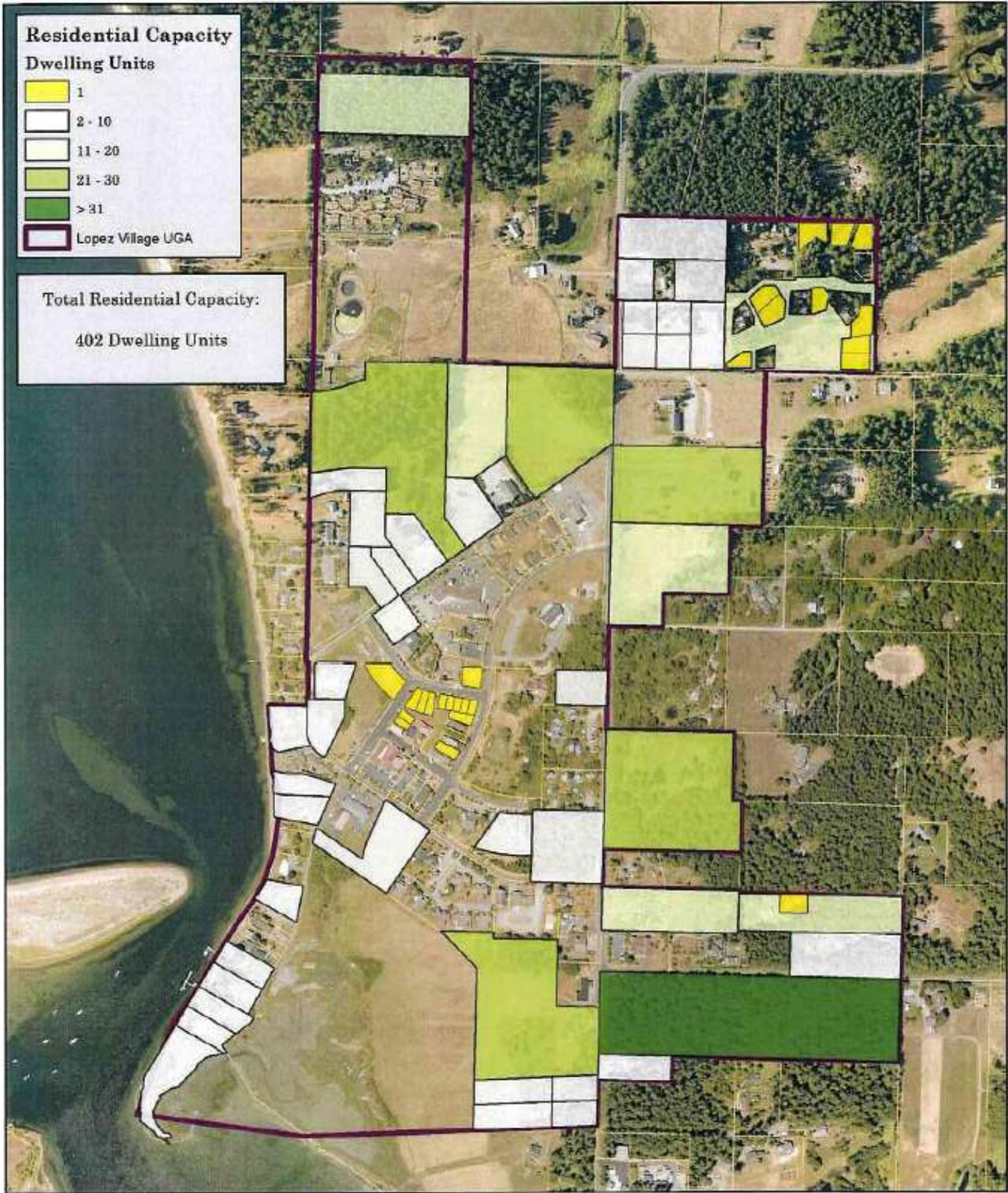
This map is derived from San Juan County's Geographic Information System (GIS). It is intended for informational use only and is not intended to be used as a legal document. Any information represented on this map is subject to change.

San Juan County - Lopez Village Land Use  
Development Category



Map Prepared  
7/10/2018



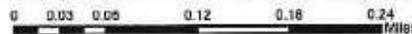


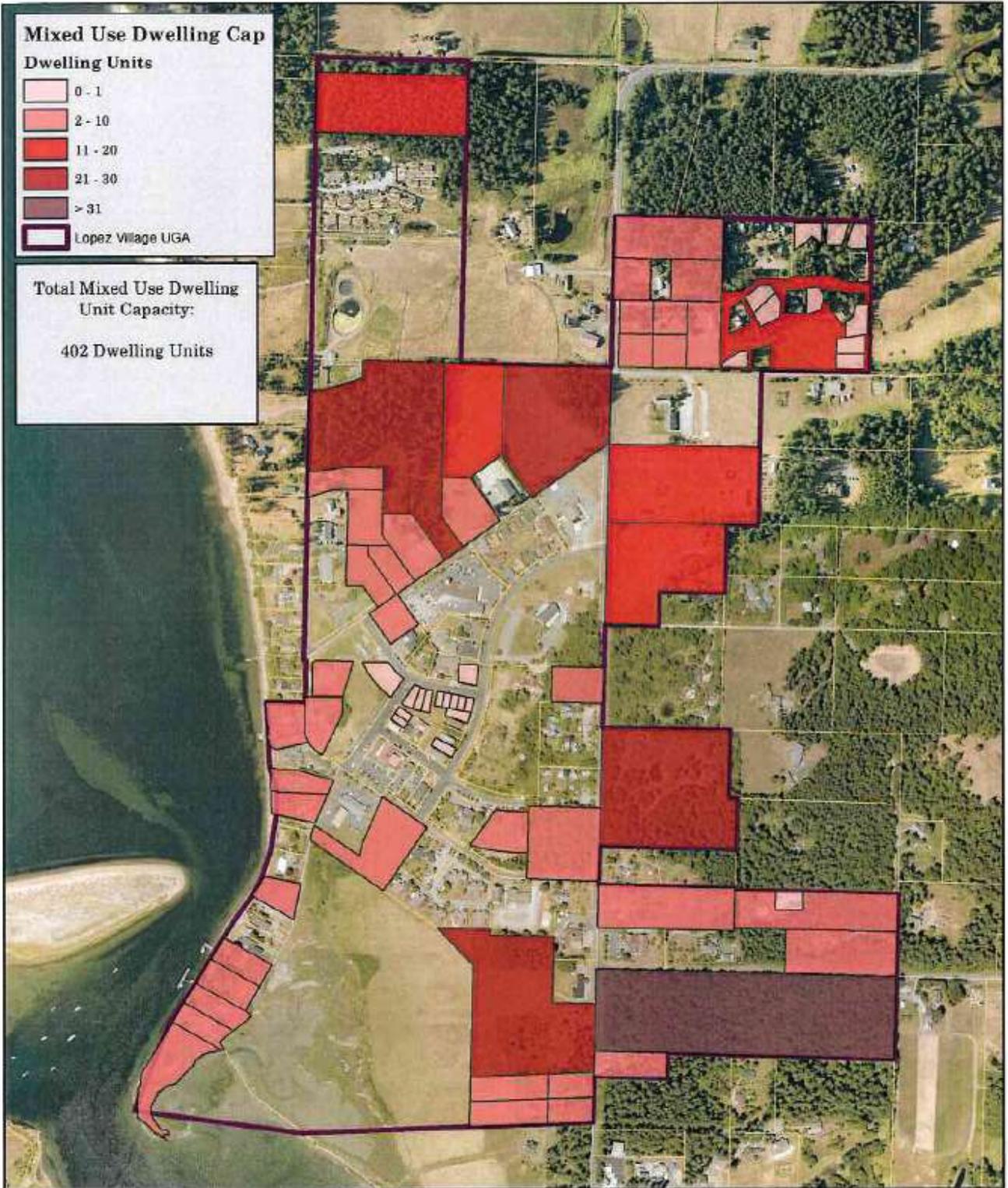
All maps derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for any purpose. This information is provided as a service and is subject to change.

**DRAFT**

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

Map Prepared: 7/10/2018





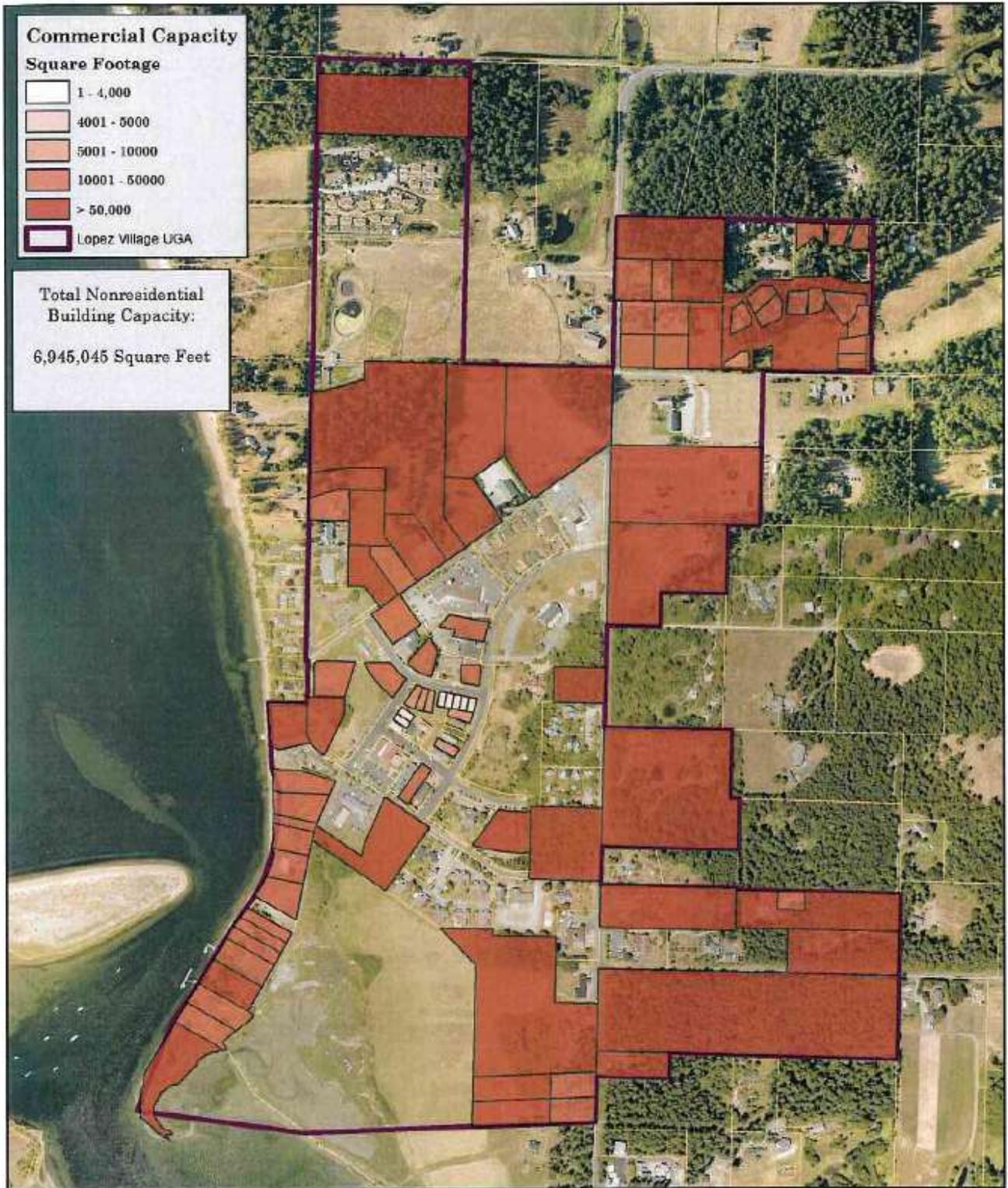
This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to be 100% accurate. The information represented on this map is subject to change.

**DRAFT**

**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

Map Prepared: 7/10/2018



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for use by the county. San Juan County is not liable for any errors or omissions on this map or for any change.

DRAFT

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

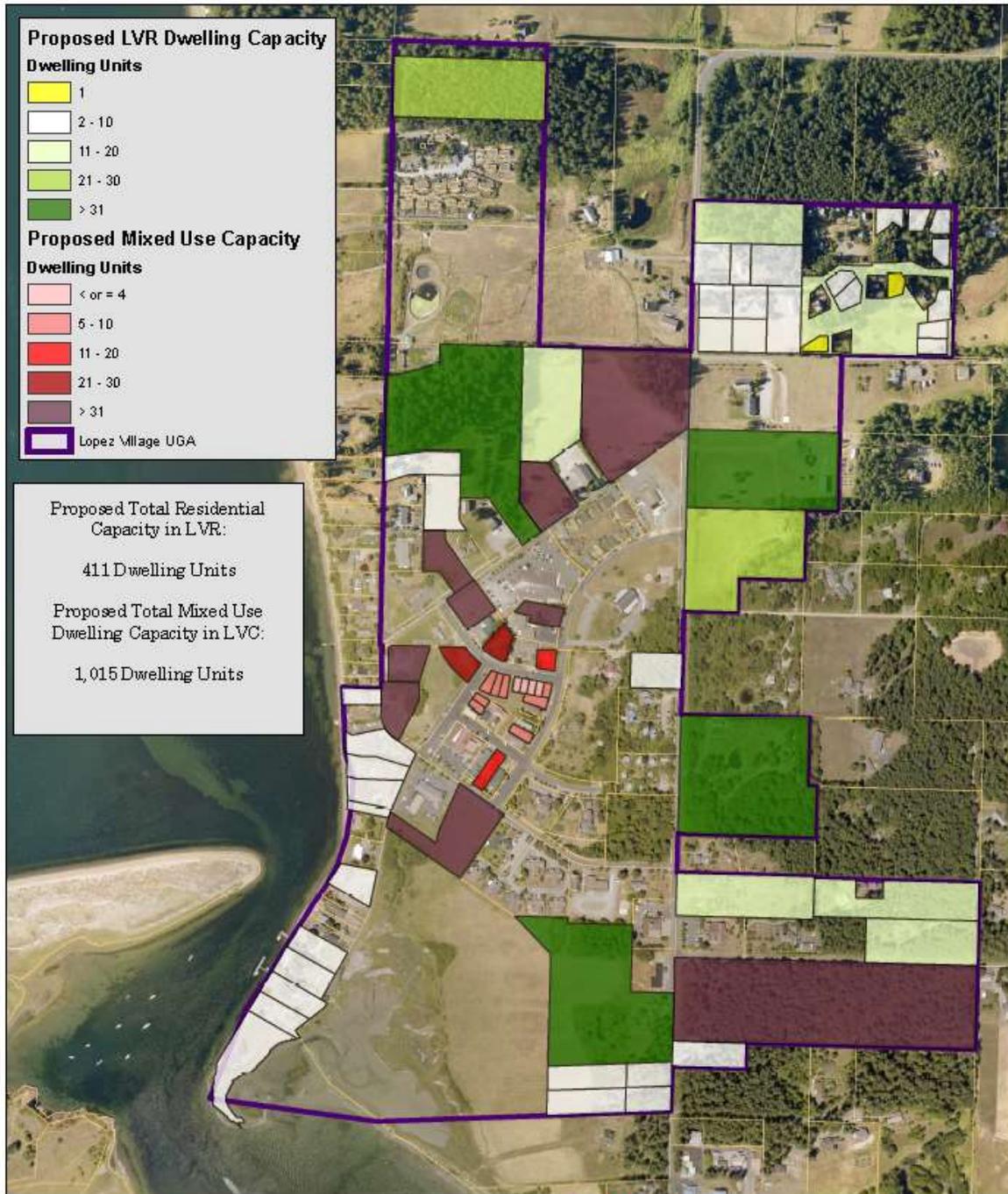
**MUCap:** Non-residential building capacity (square feet) in LUGA (All Mixed Use) assuming retail/commercial development in all building areas not necessary to meet max dwelling units at 4 dwelling units per acres and 1,000 square feet per dwelling unit for all Category 2, 3 or 4 properties.

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

## Existing Land Use Designations

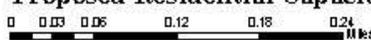
											2036 Lopez Population		2936
											April 1, 2016 Population		2466
											Additional Population 2016-2036		470
Gross		Market Factor Reductions					Net						
Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	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		
<b>Scenario A - LUGA develops with 100% commercial</b>													
Lopez Village UGA	0	6,945,045	347,252	17363	364,615	88,254		6,580,430					
<b>Total</b>	<b>-</b>	<b>6,945,045</b>					<b>0</b>	<b>6,580,430</b>	<b>0</b>	<b>-235</b>	<b>235</b>		
<b>Scenario B - LUGA develops with 50% commercial and 50% residential</b>													
Lopez Village UGA	402	6,581,871	329,094	16,455	345,548	88,254		6,236,323					
<b>Total</b>	<b>402</b>	<b>6,581,871</b>	<b>20</b>	<b>101</b>	<b>141</b>	<b>261</b>	<b>32</b>	<b>109</b>	<b>6,236,323</b>	<b>222</b>	<b>-13</b>	<b>235</b>	
<b>Scenario C - LUGA develops with 100% Residential</b>													
Lopez Village UGA	402	-	Included below										
<b>Total</b>	<b>402</b>	<b>-</b>	<b>20</b>	<b>101</b>	<b>141</b>	<b>261</b>	<b>32</b>	<b>109</b>	<b>-</b>	<b>222</b>	<b>-13</b>	<b>235</b>	

# PROPOSED



**DRAFT**

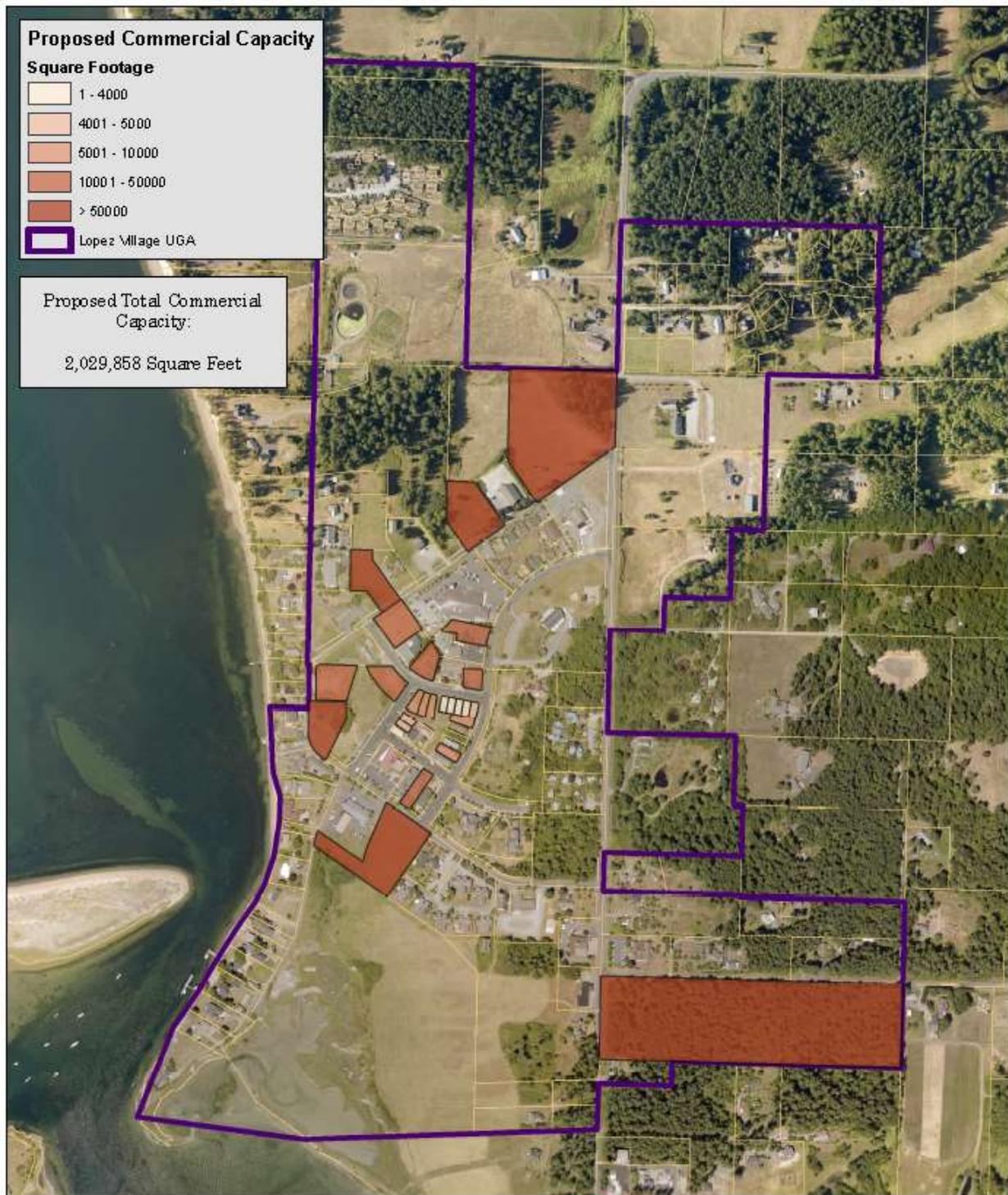
## San Juan County - Lopez Village Land Use Proposed Residential Capacity



Map Prepared:  
7/10/2018



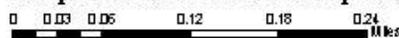
This map is derived from San Juan County's Geographic Information System (GIS), a computerized system that stores and retrieves geographic data. It is not a survey and does not represent an official position of the Department of Planning and Economic Development.



The map data was from San Juan County's Geographic Information System (GIS), a source of information that may not be guaranteed to survey accuracy. 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

Proposed Land Use Designations										2036 Lopez Population			
										April 1, 2016 Population			
										Additional Population 2016-2036		470	
Gross		Market Factor Reductions					Net			Additional Population 2016-2036			
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		
<b>Scenario A - LVC develops with 100% commercial</b>													
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			
<b>Total</b>	<b>411</b>	<b>2,029,859</b>						<b>119</b>	<b>1,420,901</b>	<b>242</b>	<b>7</b>	<b>235</b>	
<b>Scenario B - LVC develops with 50% commercial and 50% residential</b>													
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							-			
<b>Total</b>	<b>1,426</b>	<b>1,011,801</b>	<b>71</b>	<b>356</b>	<b>499</b>	<b>927</b>	<b>25</b>	<b>474</b>	<b>708,261</b>	<b>967</b>	<b>732</b>	<b>235</b>	
<b>Scenario C - LVC develops with 100% multi-family</b>													
Lopez Village Commercial	2,030	-				3129							
Lopez Village Institutional	-	-											
Lopez Village Residential	411	-	included below										
<b>Total</b>	<b>2,441</b>	<b>-</b>	<b>122</b>	<b>610</b>	<b>854</b>	<b>1,586</b>	<b>25</b>	<b>829</b>	<b>-</b>	<b>1,692</b>	<b>1457</b>	<b>235</b>	

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		20,605	21	1030	1	5151	5	7	6182	13	0	7.2	14,424
Alt C - 100% Residential	0	77	0		118		0	41	0	2	0	10	14	0	27	0	14.4	-

# Appendix G

## Public Participation

## 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 Village

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 10<sup>th</sup> reported on the October 7<sup>th</sup> 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

# Lopez Village Subarea Plan

October 2019



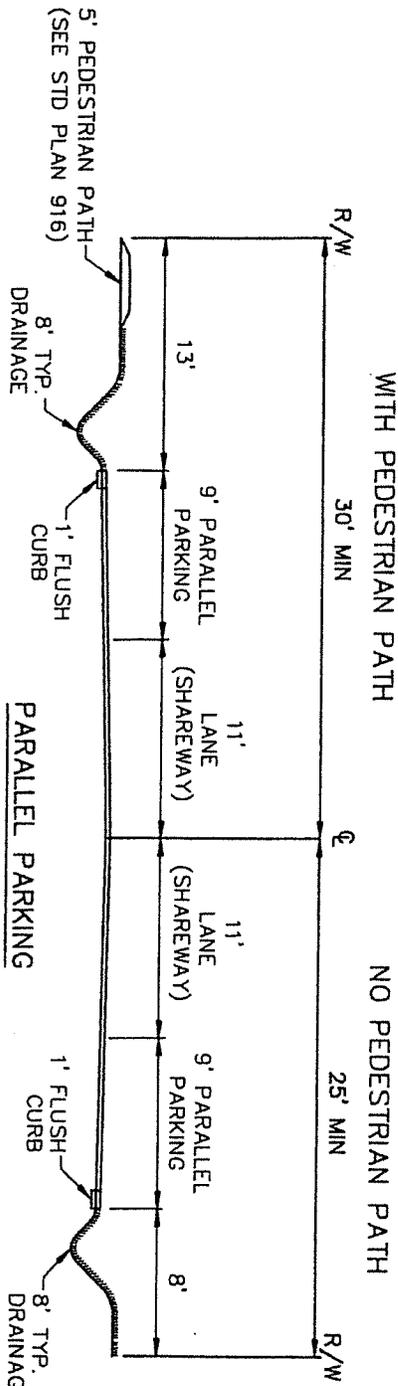
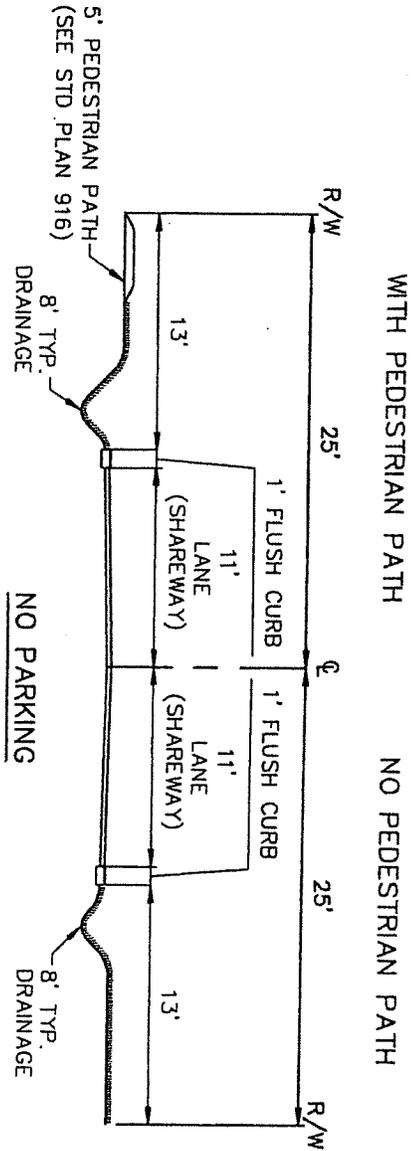
## STANDARD PLANS



## Lopez Village Urban Growth Area

### STANDARD PLANS

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



NOTES

1. EASEMENT REQUIREMENTS BASED ON A 60' RIGHT OF WAY WIDTH. RIGHT OF WAY WIDTH IN LOPEZ VILLAGE VARIES BETWEEN 50'-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

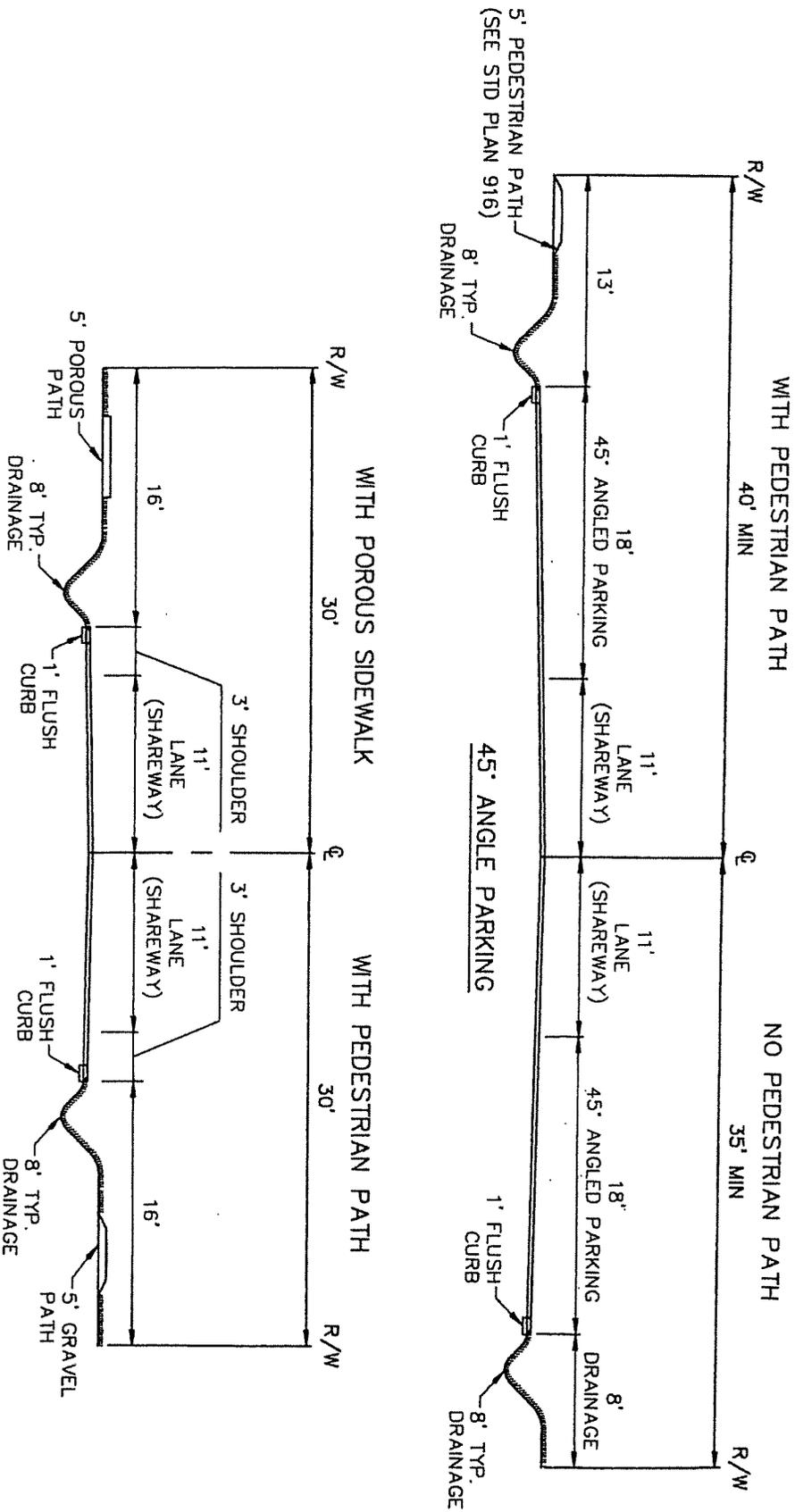
Public Works Department

San Juan County

COLIN F. HUNTER, R., PE  
COUNTY ENGINEER

STANDARD PLAN

911



FISHERMAN BAY ROAD

**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

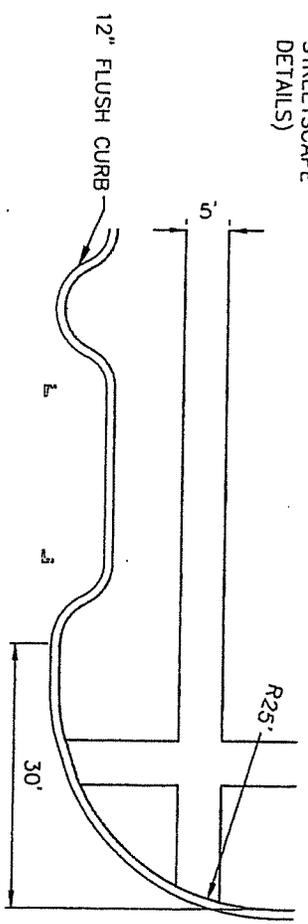
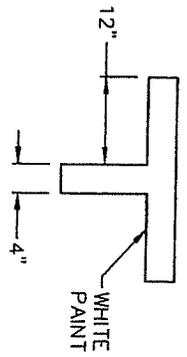
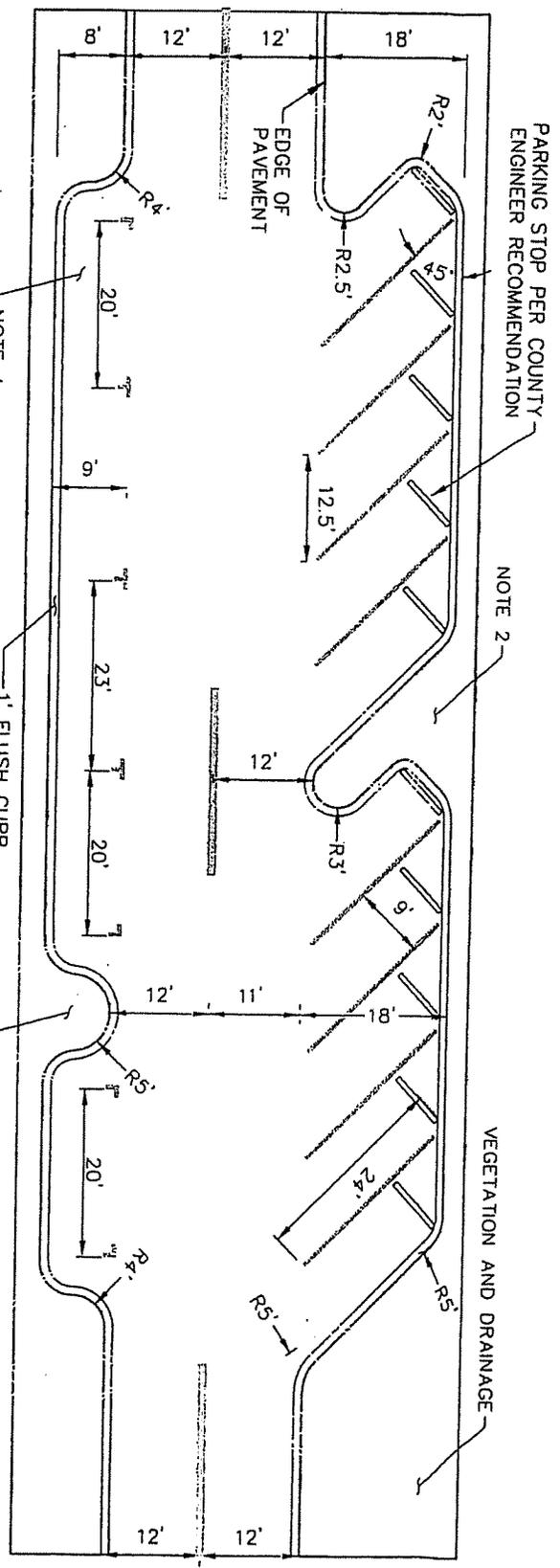
Public Works Department

San Juan County

COLIN F. HUNTEM, R. P.E.  
COUNTY ENGINEER

TANJARD PLAN

912



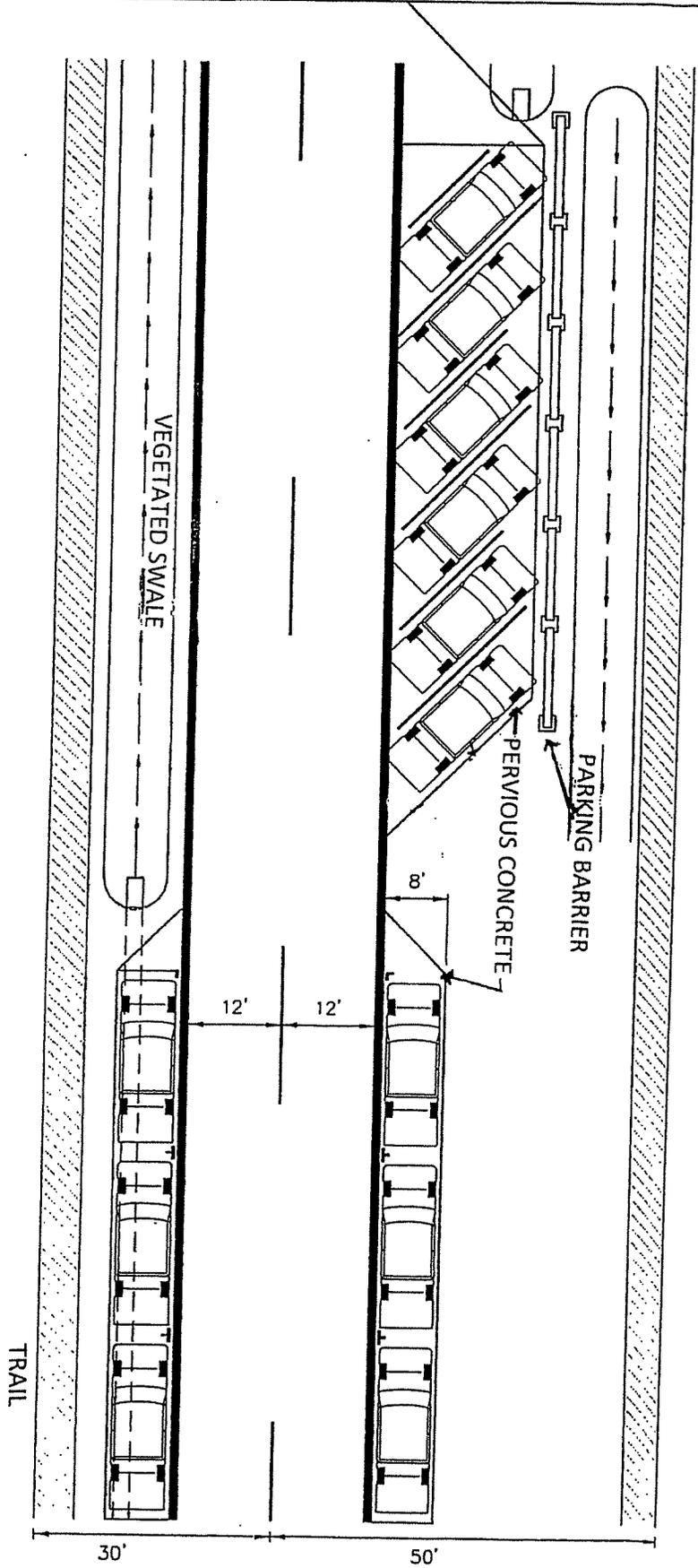
**NOTES**

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	2016-1-12 STANDARD PLAN 913a
	San Juan County COLIN F. HUNTLI WEF., P.E. COUNTY ENGINEER	



NOTES

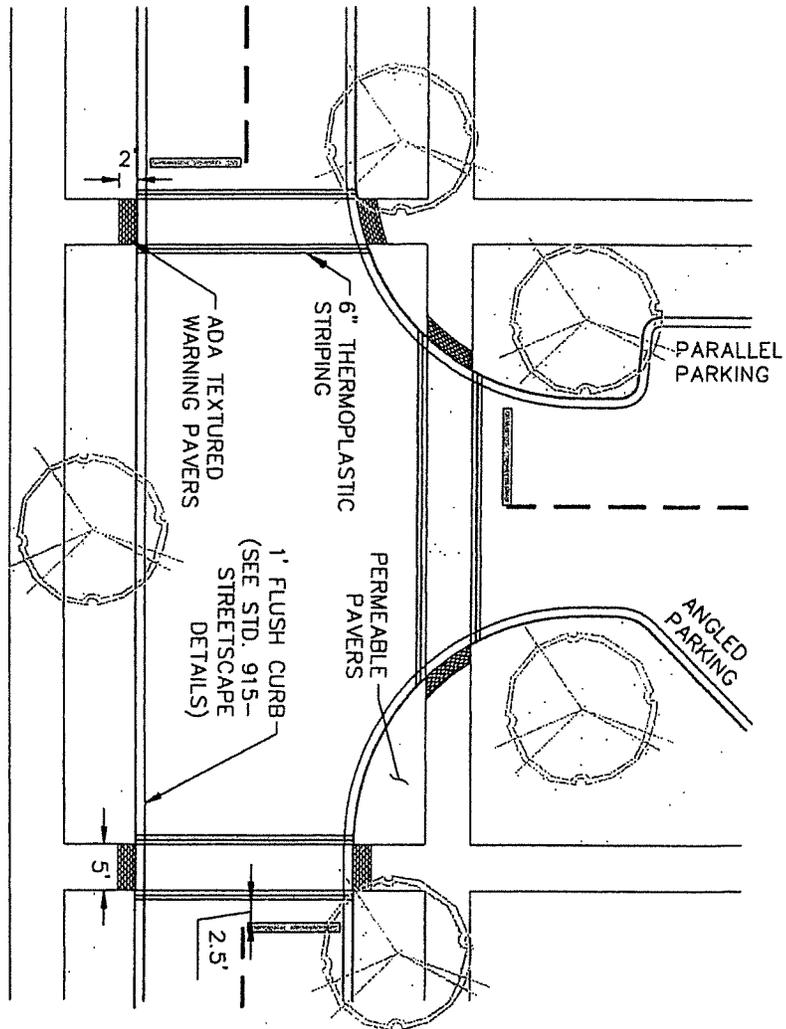
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PARKING LAYOUT

LOPEZ VILLAGE STREET STANDARDS

	Public Works Department	STA. STANDARD PLAN 913b
	San Juan County COLIN F. HUNTLER, P.E. COUNTY ENGINEER	

2016.1.31



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

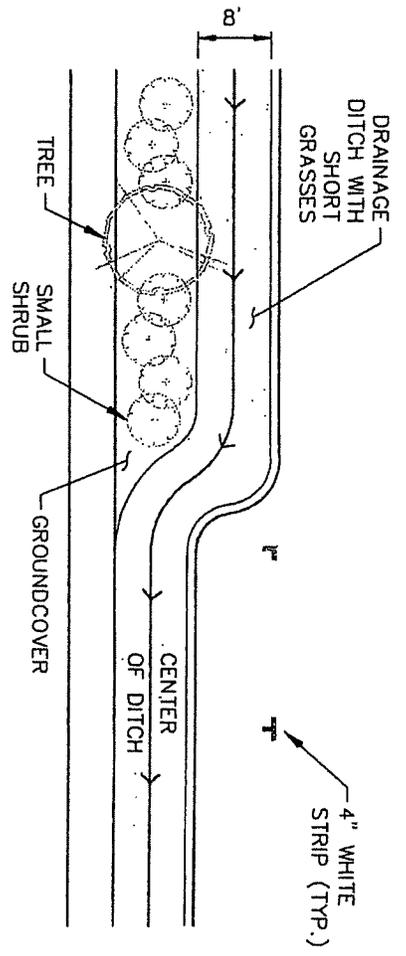
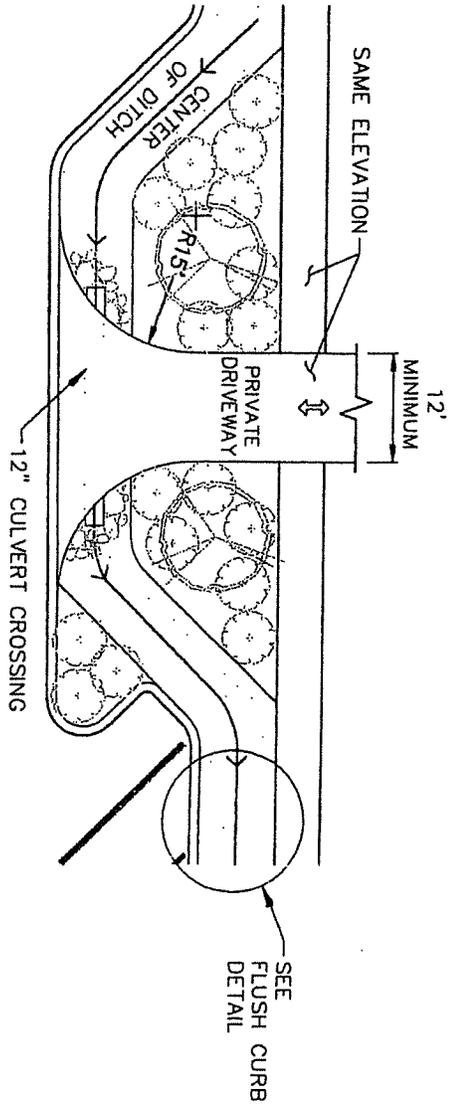
San Juan Co. Inc.

COLIN F. HUNTER, P.E.  
COUNTY ENGINEER

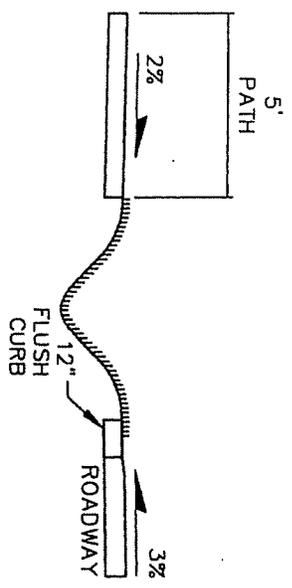
STANDARD PLAN

914

2016



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

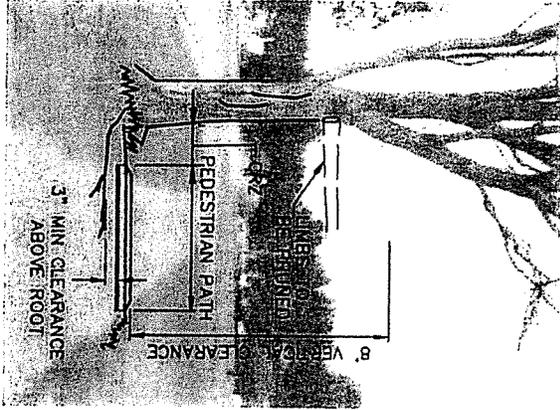
LOPEZ VILLAGE STREET STANDARDS

Public Works Department  
**San Juan** County  
 COLIN F. HUNTEMAN, P.E.  
 COUNTY ENGINEER

2016.01.26

TANBARD PLAN  
**915**

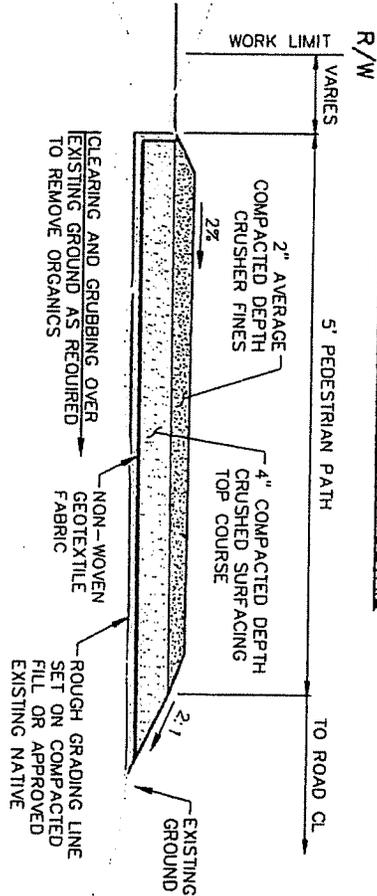
**TYPICAL TREE PREPARATION**



**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 San Juan County, PE COLIN F. HUNTE 4EFC, PE COUNTY ENGINEER	STANDARD PLAN 916

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, P.E.  
COUNTY ENGINEER

STANDARD PLAN

917

# Lopez Village Subarea Plan

October 2019



## IMPLEMENTATION PLAN



## 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 & Review Committee  
 POL = Port of Lopez

**Funding Key**

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

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023	2024-2036
<b>GENERAL</b>												
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											
<b>RECREATION</b>												
Construct a play area for small children	Community, COC, Parks/ Fair											
<b>OPEN SPACE AND VIEW CORRIDORS</b>												
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									

## 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 Retrofit Project FMB3 5 & 6 Improve existing roadside ditches	<u>PW-ER</u>		Total: \$145,400 \$97,5000 \$ 47,900	PSP CWU		Pilot in Fall	Cons truct					
Lopez Village Farmers Market – pervious pavement and raingarden FMB4	<u>PW-ER</u>		\$541,400	DOE, REET CWU				Main -tain				
Weeks Wetland Bioswale Upgrade FMB 3	<u>PW-ER</u>		346,400	DOE, CWU								
Marine												
Explore options for marine facilities that would provide access to Lopez Village	<u>POL /PW</u>											

## Lopez Village Subarea Plan Implementation Task List

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2023-36
Beach restoration projects are encouraged on all Lopez village beaches	PR/PW										
<b>GROUNDWATER</b>											
Continue monitoring groundwater wells in the Village and work to obtain secure funding for future monitoring.	HCS			HCS GR							
<b>NONMOTORIZED TRANSPORTATION</b>											
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							
<b>PARKING</b>											
Parking Credit Register: Update DCD permit tracking system to track parking supply and use of public parking spaces.	DCD										
<b>PARKING</b>											
Develop a shared parking agreement template for developers.	LVPRC, DCD and PA										
Develop a parking fund and parking land bank.	SJC DCD and Auditor										

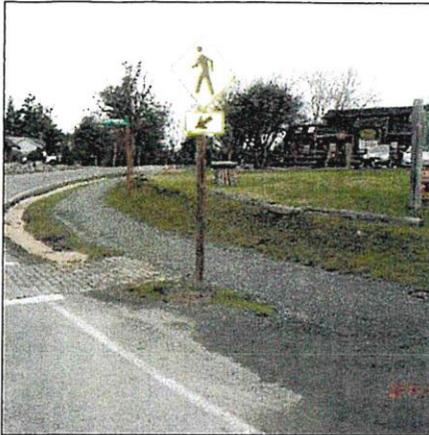
## Lopez Village Subarea Plan Implementation Task List

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										
<b>VILLAGE ENTRANCE</b>											
Develop landscape guidance for Village entrances that promote pedestrian circulation.	LVPRC, COC, Master Gardeners										
<b>OFF PREMISE SIGNS</b>											
Designate sign pad areas consistent with the code and provide public education to COC	LVPRC, COC										
<b>DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES</b>											
Refine draft design guidelines	LVPRC, DCD		DCD staff time/publishing								



# No. 23

## LOPEZ ROAD TRAIL



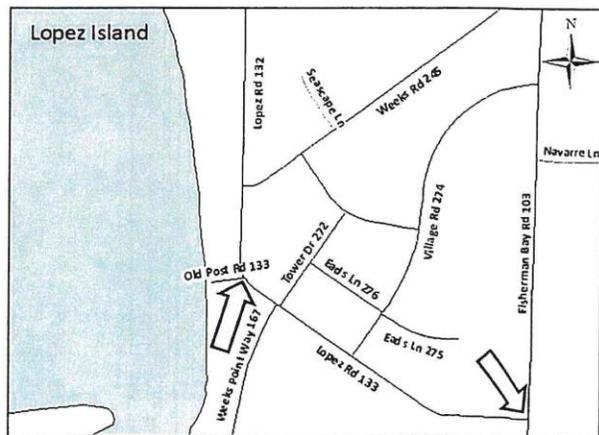
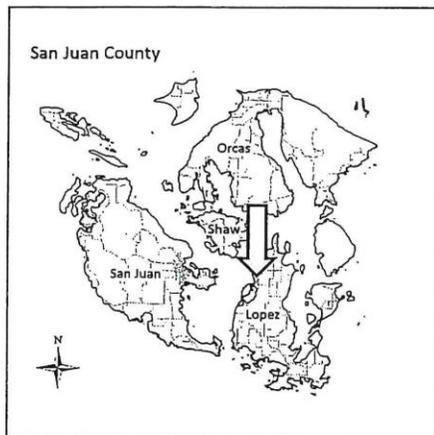
<b>Total Estimated Cost:</b>	\$85,000	
<b>Fund Source:</b>	100% Local Road Funds	
<b>County Road No:</b>	133	
<b>Milepost:</b>	Begin	0.00 (Intersection of Fisherman Bay Rd)
	End	0.28 (Intersection of Old Post Ro)
<b>Posted Speed Limit:</b>	25 mph	
<b>85% Speed:</b>	28.4 (MP 0.56 2015)	
<b>Traffic Volume:</b>	1200-2000 AADT	
<b>5 Yr Accident History:</b>	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.

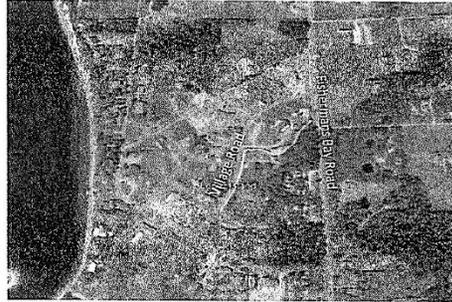


### Lopez Village Farmers Market

Project #: FMB4 Island: Lopez

<b>Description / Purpose:</b>	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.
<b>Rationale: Plans / Studies &amp; Specifics:</b>	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.
<b>Notes:</b>	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	\$ -
<b>Total =</b>	<b>\$ 135,400</b>



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
<b>Total =</b>	<b>\$ 21,482</b>	<b>\$ 33,903</b>	<b>\$ 67,000</b>	<b>\$ 5,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,400</b>

## 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	\$ -
<b>Total =</b>	<b>\$ 178,100</b>



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
<b>Total =</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 108,550</b>	<b>\$ 56,550</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 178,100</b>