



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: September 14, 2019

TO: San Juan County Council
CC: Mike Thomas, County Manager

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

RE: Lopez Village Urban Growth Area Subarea Plan Ordinance

HEARING: October 14, 2019: Lopez Center for Community and the Arts

ATTACHMENTS: A. Draft Ordinance
B. Public Hearing Notice
C. Public Comment

Purpose: Transmittal of the Council's latest version of the draft ordinance regarding adoption of a Lopez Village Urban Growth Area Subarea Plan. Ordinance exhibits include:

- 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 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

Hearing Notice: Notice of public hearing was submitted to be published on October 2, 2019, in the Journal of the San Juans and Islands Sounder. Notice was also posted to Lopez Rocks and the project website. A County newsflash was distributed.

Public Comment: Attachment C includes a comment from Ken Aufderhar regarding support of the Village Commercial designation for TPN 25143301000 – 189 Hummel Lake Road. Any future public comments received will be posted on the project website at: <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>.

Housekeeping: For clarity, staff suggests clarifying footnote 7 on page 34 of the ordinance related to live work units by making the following change:

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%).~~ The residential floor area cannot exceed fifty percent (50%) of the total floor area of the structure.

LEGAL ADVERTISEMENT

To: The Journal of the San Juan Islands and Islands Sounder
From: Ingrid Gabriel, Clerk of the San Juan County Council
Bill To: Department of Community Development
Publish: 1 Time – **Wednesday, October 2, 2019**

NOTICE OF A SAN JUAN COUNTY COUNCIL REGULAR MEETING AND CONTINUED PUBLIC HEARING ON MONDAY, OCTOBER 14, 2019, BEGINNING AT OR AFTER 10:15 AM AT THE LOPEZ CENTER FOR COMMUNITY AND THE ARTS, 204 VILLAGE ROAD, LOPEZ ISLAND, WA, TO OBTAIN TESTIMONY ON:

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.

The San Juan County Council will take public testimony on a proposed ordinance to amend the SJC Comprehensive Plan Section B, Element 2, Land Use, to adopt a new Lopez Village Subarea Plan that applies within the Lopez Village Urban Growth Area. For implementation, amendments and the addition of new development regulations are proposed to San Juan County Code Title 18. New standard plans and an implementation plan are also proposed. Interested parties are encouraged to testify at the hearing or to submit written comments prior to the hearing about the draft proposals to the SJC Department of Community Development.

The August 19, 2019, draft documents incorporate changes made to the draft proposals as suggested by the Planning Commission and County Council. Copies of the proposed ordinance dated August 19, 2019 are available from the SJC Department of Community Development, 135 Rhone Street, Friday Harbor. It is found on-line at <https://www.sanjuanco.com/909/Lopez-Village-Subarea-Plan>.

HOW TO COMMENT: Please reference the document, page and line numbers in written comments. Written comments submitted prior to 12:00 p.m. on Friday, October 11, 2019, will be copied for the County Council unless they wish to review comments on-line. Please comment:

- **Via Mail:** Before the public hearing, mail written comments to Linda Kuller, Department of Community Development (DCD) PO Box 947 Friday Harbor, WA 98250, or deliver them to the DCD office at 135 Rhone Street, Friday Harbor during business hours.
- **Via Email:** Email comments to LVSPPcomments@sanjuanco.com. Title of subject line: Lopez Village Plan from (your last name or agency name). For the record, include your full address.
- **Via Oral Testimony:** You may provide comments on the proposals at the public hearing.

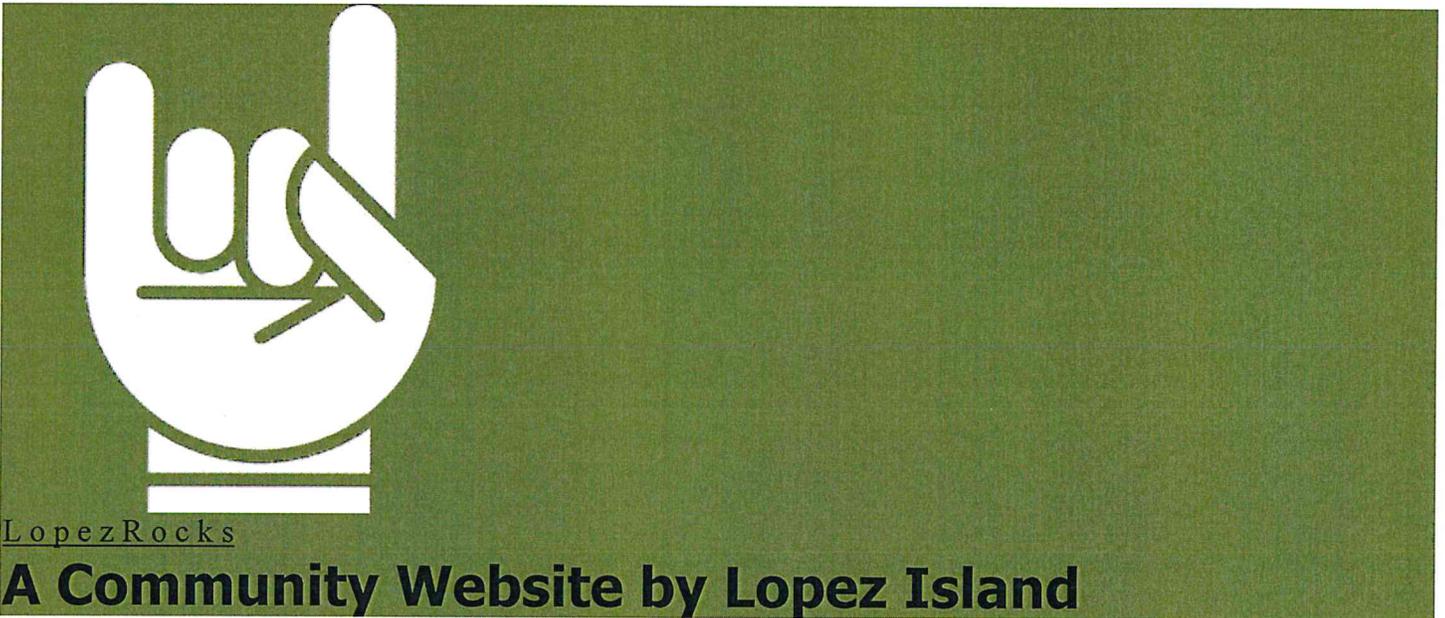
Copies: Please provide **five (5) copies** of written comments if you submit them to DCD after 12:00 p.m. on October 11, 2019, or if you choose to distribute written comments at the public hearing.

Contact: Linda Kuller (360) 370-7580 or LindaK@sanjuanco.com.

Linda Ann Kuller

From: LopezRocks - do not reply <noreply@lopezrocks.org>
Sent: Wednesday, September 25, 2019 2:33 PM
To: Linda Ann Kuller
Subject: Adam Zack has forwarded a link to LopezRocks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Adam Zack (adamz@sanjuanco.com) has forwarded a link to "County Council Public Hearing on Lopez Village Subarea Plan" on LopezRocks

Go here to to see this item on LopezRocks:

[County Council Public Hearing on Lopez Village Subarea Plan](#)

Linda Ann Kuller

From: Erika Shook
Sent: Wednesday, September 18, 2019 11:58 AM
To: Linda Ann Kuller; Adam Zack
Subject: FW: Zoning for 189 Hummel Lake Rd, Lopez Island

Public comment on LPVP

From: Kenn Auf <kenn01@gmail.com>
Sent: Wednesday, September 18, 2019 10:02 AM
To: DL - Council <Council@sanjuanico.com>
Cc: Jamie Stephens <jamies@rockisland.com>; Erika Shook <erikas@sanjuanico.com>; Bill Watson <Billw@sanjuanico.com>; Rick Hughes <rickh@sanjuanico.com>
Subject: Zoning for 189 Hummel Lake Rd, Lopez Island

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

September 18, 2019

Jamie Stevens, Rick Hughes, Bill Watson

San Juan County Council

350 Court Street

Friday Harbor, WA 98250

Erika Shook, Director

Dept of Community Development

135 Rhone Street

Friday Harbor, WA 98250

Dear Councilmen and Director,

This letter is to follow up on a conversation with Jamie Stevens re: plans to rezone our parcel # 25143301000, also known as 189 Hummel Lake Rd, Lopez Island.

This parcel and building are zoned for commercial use. The building was built and used as a commercial building (Sticks and Stems) from the beginning and must stay in commercial zoning and in the village uga as it is currently.

The next use is again a local business as office and warehouse/workshop space that is currently in the village and serving the local community.

Thank you for your consideration.

Kenn Aufderhar

kenn01@gmail.com

360-468-4201 office