

**Managing growth to sustain and
enhance quality of life and the
environment.**

LOPEZ VILLAGE SUBAREA PLAN

APRIL 9, 2014

LOPEZ CENTER FOR THE COMMUNITY AND THE ARTS

2
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3
5

WELCOME!

Great communities don't just happen....

**Like a good parade, they take community vision,
planning and support.**



MEETING OVERVIEW

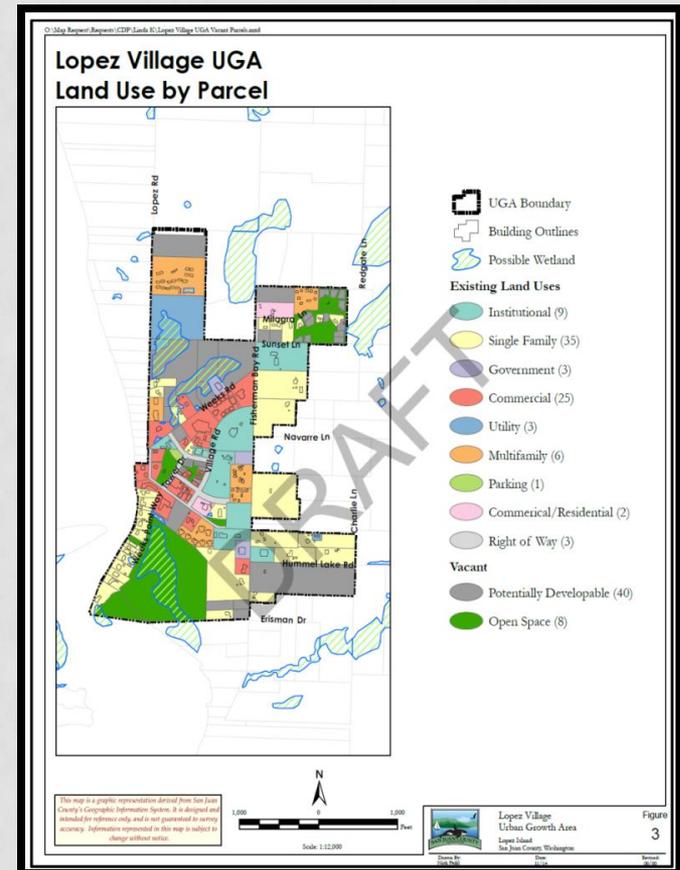
- Presentation
- Re-cap vision
- Question and answers
- Work sessions



THANK YOU FOR ATTENDING!

We value your participation.

This planning process is your opportunity to have greater control over future development in Lopez Village.



OUR GOALS TONIGHT...

To inform you about the project and request written comments on preliminary draft documents

and

To engage you in a discussion about preliminary map options for Village land use designations in work sessions.

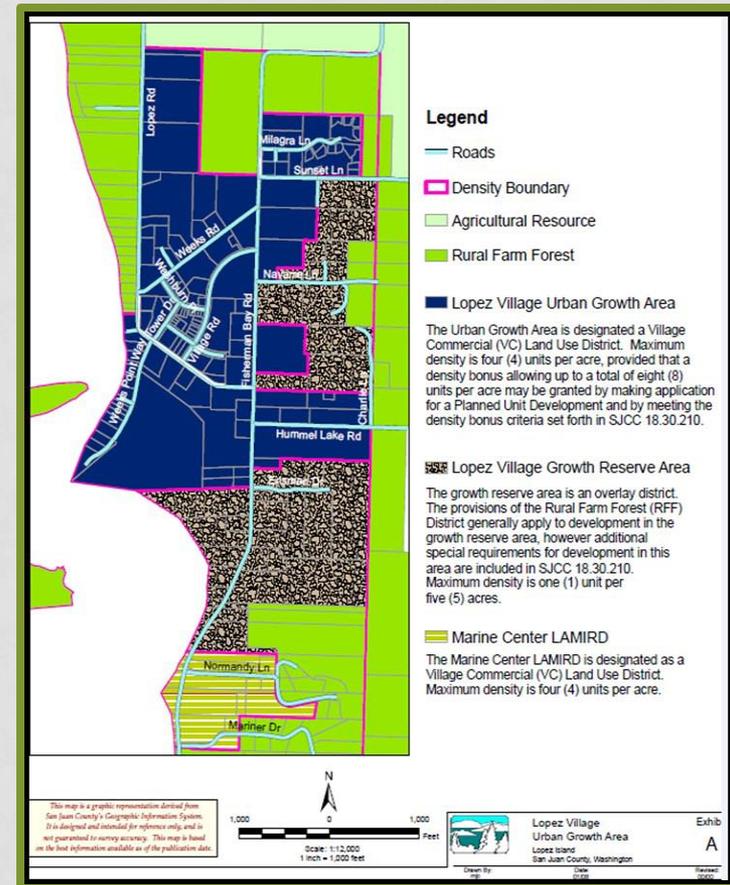
LOPEZ VILLAGE SUBAREA PLAN



PLAN AREA

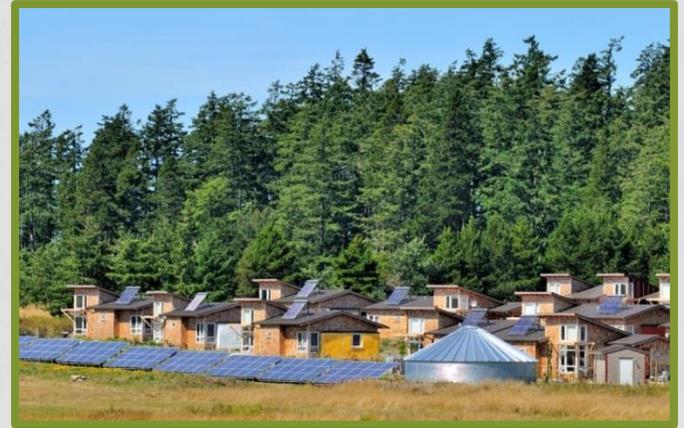
LOPEZ VILLAGE URBAN GROWTH AREA (UGA)

- Dark blue area: UGA and Plan area.
- Brown area: UGA growth reserve area.
- Green area: outside the UGA.



GROWTH MANAGEMENT ACT CREATE UGAS TO PRESERVE RURAL LAND....

2008 Lopez Village UGA



- **One land use designation - Village Commercial,**
- **There was no time to consider additional land use designations at the time of UGA adoption,**
- **Sized for 50% of Lopez Island's 20-year growth**
- **Urban density of 4 residences/acre with water/sewer capacity, and**
- **Some properties excluded at landowner request.**

VILLAGE UGA POPULATION TRENDS

2000 - 2010

- 2.2 % average annual growth rate
- 2000 - 2010 - 33 persons
- 2010 total - 172 persons

2010 to 2021

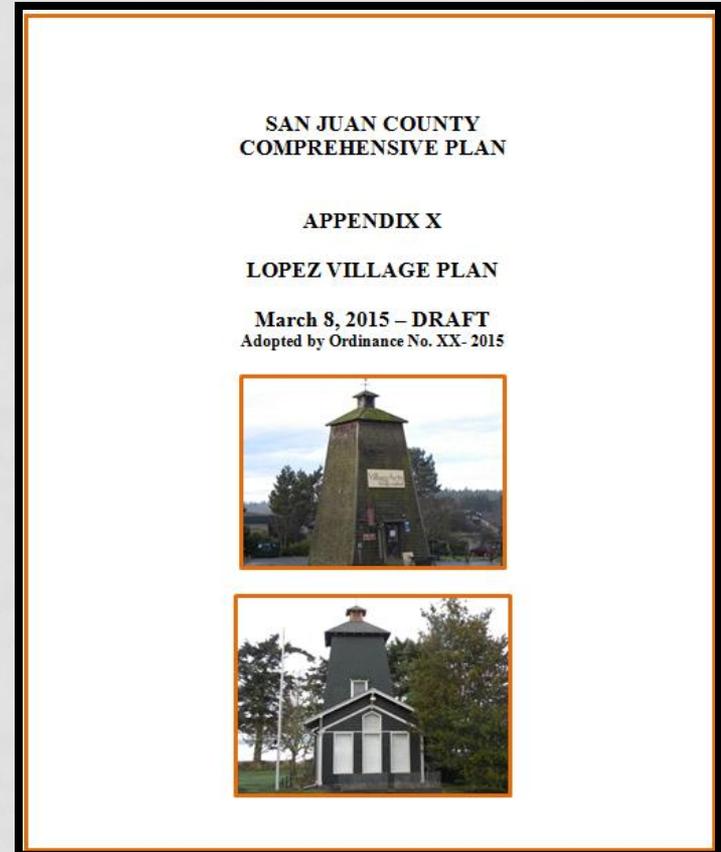
- 6.1 % average annual growth rate
- 2010 - 2021 - 158 persons
- 2010 total - 330 persons

WA Office of Financial Management medium forecast
growth projection based on 2010 Census

WHAT IS A SUBAREA PLAN?

It is a.....

- Part of SJC's GMA Comprehensive Plan,
- Tool for greater local governance, and a
- More specific guide to Village development.



Find the draft on the project website.

WHAT IS IN A SUBAREA PLAN?

A Lopez-specific governance plan including...

Vision

Goals & Policies

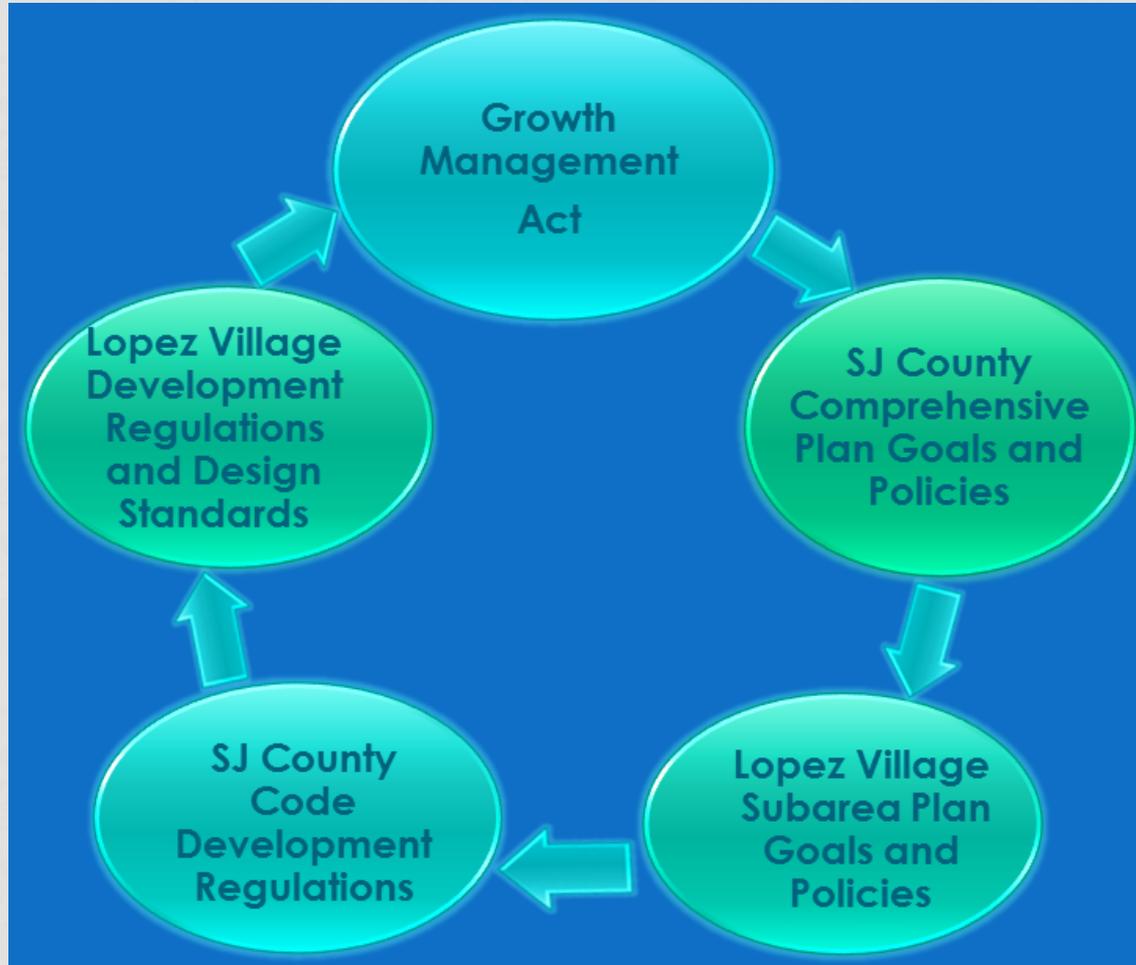
**Land use maps and
designations**

and to implement the plan...

Regulations

**Design
Standards**

PLAN RELATIONSHIPS



WHO IS GUIDING THE DEVELOPMENT OF THE PLAN?

The all volunteer

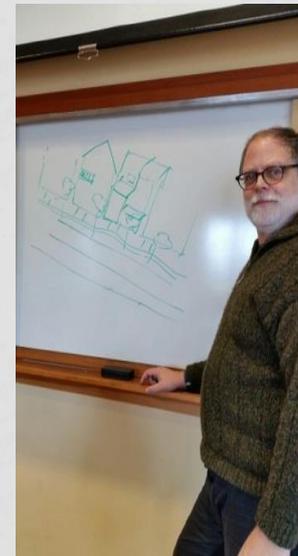
**Lopez Village Planning & Review Committee (LVPRC)
and
County staff, mainly Linda Kuller**

- **Chair: Barbara Thomas**
- **Annie Albritton**
- **Sandy Bishop**
- **Dan Drahn**
- **Nancy Greene**
- **Madrona Murphy**
- **Dennis Ryan**



LV PLANNING & REVIEW COMMITTEE (LVPRC) experienced in....

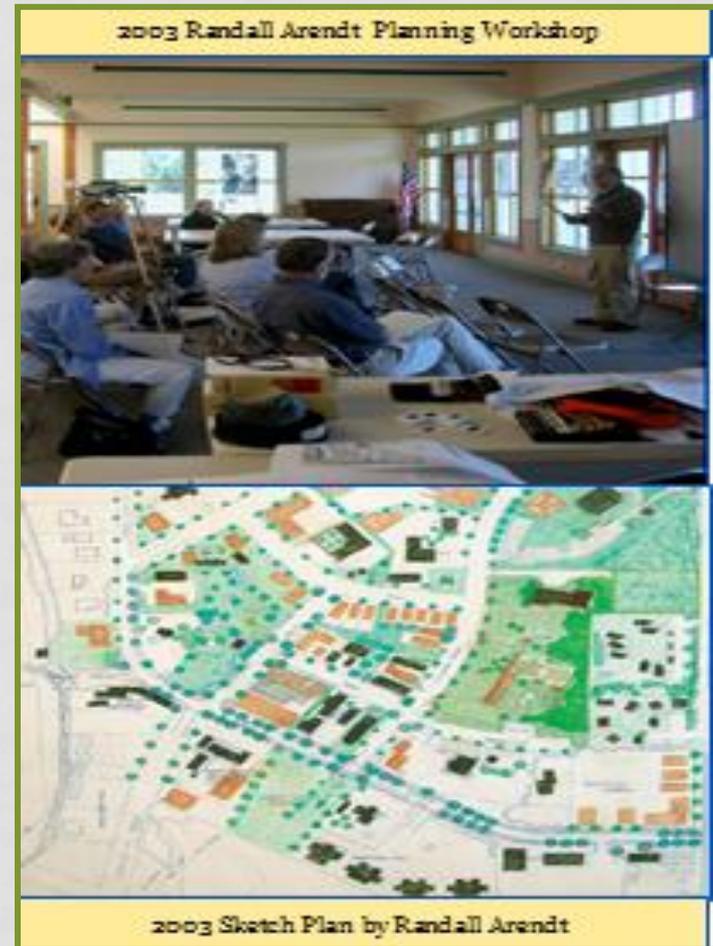
- Lopez living, real estate, planning, community development, architecture, design and environmental protection.
- Committed to putting your ideas into the plan.
- Considering all perspectives.



HOW IS THE PLAN BEING DEVELOPED?

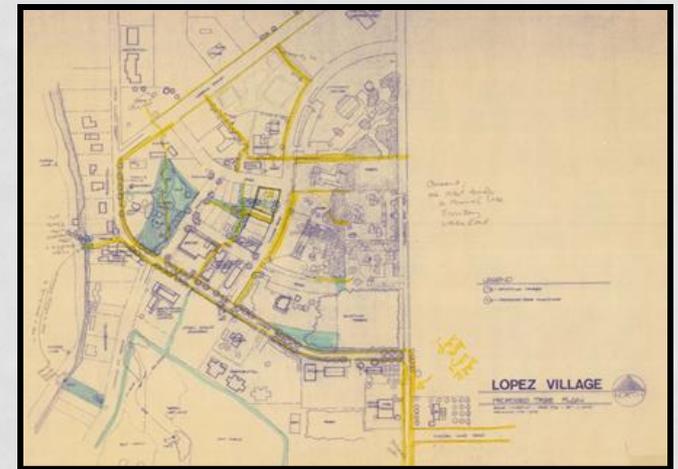
It's a reiterative process that takes into account:

- past planning efforts,
- multiple viewpoints, and
- public comments.



PLANNING BACKGROUND

- Decades of Village planning.
- Extensive workshops & surveys.
- Community imagined future.
- Common themes.
- Those themes are incorporated in the draft plan.

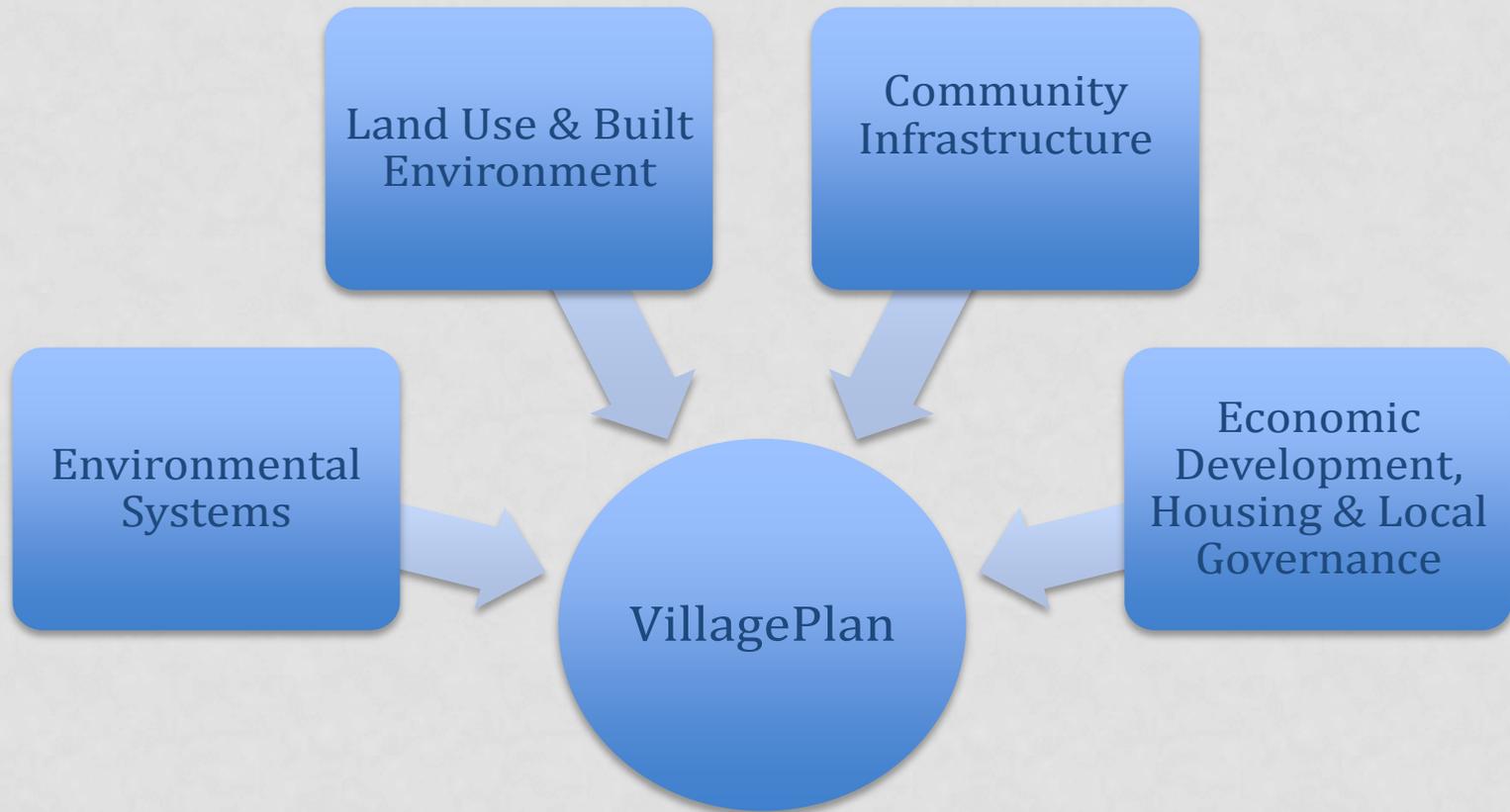


USING PAST PLANNING RESULTS...

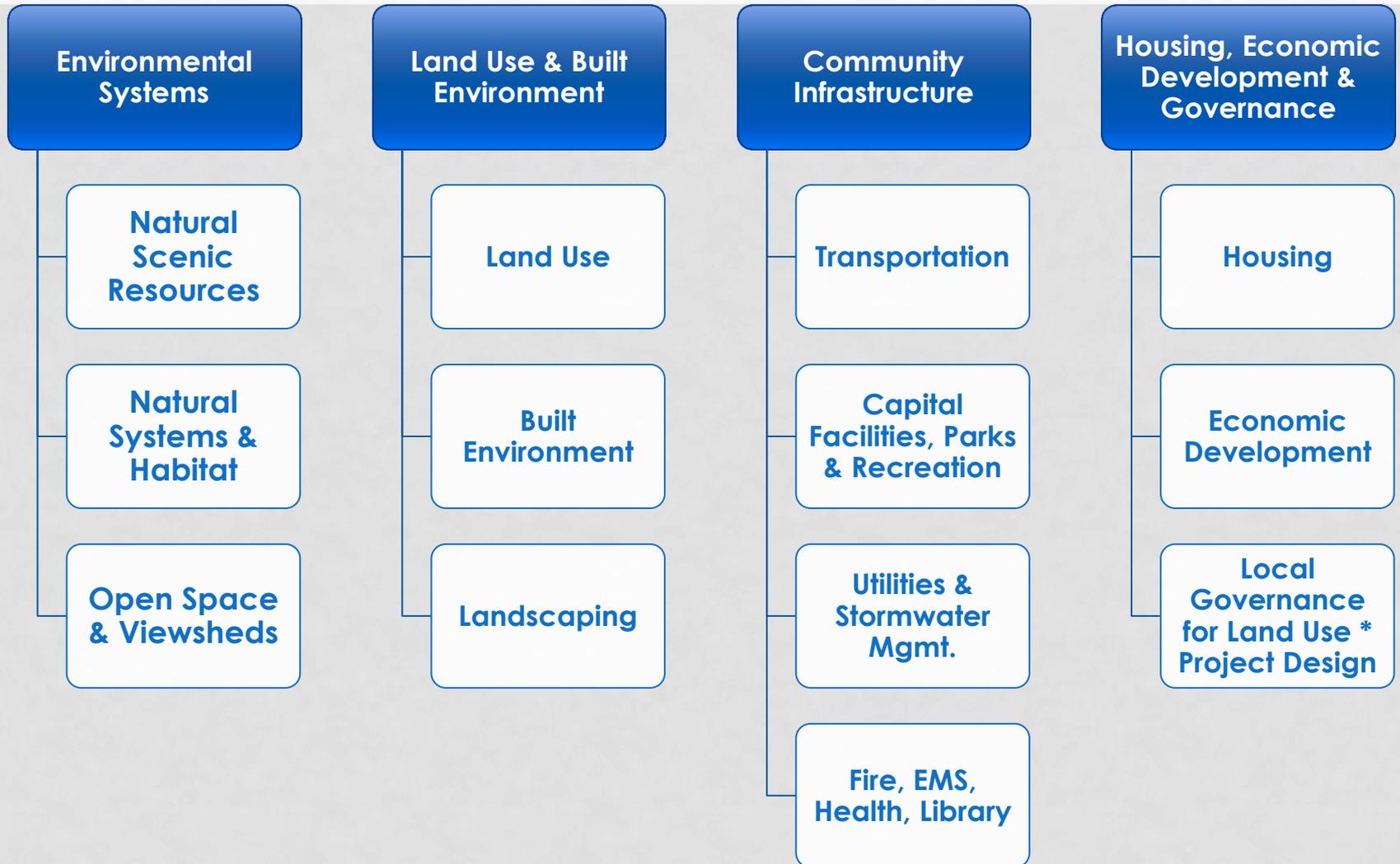
- 1966 Lopez Village Corporation
- 1998 Growth Management Act
- 2002 Character/size of UGA
- 2003 Randal Arendt workshop
- 2008 Lopez UGA & ad-hoc Committee formed
- 2010 Islanders voted for a subarea plan
- 2014/15 Subarea plan development



FOUR BROAD THEMES GOALS AND POLICIES



THEMES



PRELIMINARY DRAFTS

PLEASE REVIEW AND SUBMIT WRITTEN COMMENTS

- Background
- Existing Conditions
- Vision
- Goals and Policies
- Existing land use map
- Map options: Village core
- Very preliminary land use tables

SAN JUAN COUNTY
COMPREHENSIVE PLAN

APPENDIX X

LOPEZ VILLAGE PLAN

March 8, 2015 – DRAFT
Adopted by Ordinance No. XX-2015



EXAMPLE: PLAN RELATIONSHIPS

Vision: Night skies dominated by stars and a quiet sense of place and a lifestyle punctuated with occasional revelry;



Goal 5: Develop night lighting standards that will minimize light pollution and facilitate viewing of the stunning starry night sky.

Policy 5a: Adopt dark sky regulations based on the L-1 lighting regulations from the most current Joint IDA-IES Model Lighting Ordinance.

Code: Tailor model lighting requirements to Village needs.

2014 PROJECT BENCHMARKS

**July-
September**

- Public participation plan
- Existing conditions
- Vision, goals and policies

October

- October 7 public meeting
- Vision, goals and policies
- County Council report

**November-
December**

- Vision, goals & policies

2015 PROJECT BENCHMARKS

**January -
February**

- **Goals and policies**
- **Preliminary map options and land use designations**

**February -
July**

- **Preliminary map options**
- **Land use regulations**
- **Public meetings**

**August -
December**

- **Planning Commission public hearing and recommendation to Council**
- **Council public hearing & adoption**

VISION 2035 - DRAFT

The Lopez Village Urban Growth Area is the economic and social center of Lopez Island.



It will be an attractive, cohesive, and dynamic community that is safe and vibrant and that includes:

LOPEZ VILLAGE VISION 2035

The Lopez Village Urban Growth Area is the economic and social center of Lopez Island.



It will be an attractive, cohesive, and dynamic community that is safe and vibrant and that includes:



Community gathering places of beauty and grace that are visually related, and contain attractive landscaping and place-making features;



Building styles that reflect hand-craftsmanship and the work of people, not machines;



Night skies dominated by stars and a quiet sense of place and lifestyle punctuated with occasional revelry;



Dense multi-level, mixed use commercial/residential core(s) and moderately dense, affordable residential use areas;



Historic and eclectic and other suitable land uses including those that allow appropriate business opportunities outside of core commercial areas;



Existing and enhanced open/public spaces, and corridors providing views of the water, adjacent farms and woodlands;



A walkable and bicycle-friendly environment with well-developed and accessible internal paths that connect the Village to the schools, ferry, marinas and other important destinations;



A trails system integrated with the Lopez Island trails network;



Village appropriate parking with limited on street parking and clustered parking around the commercial/mixed use core(s); and



Capital facilities including roads and stormwater infrastructure that protect Fisherman Bay, preserve and create habitat, prevent flooding, minimize piped flows and ditch covers, and include natural flow-control and treatment solutions such as low impact development.

WORK SESSION TONIGHT

**Preliminary Discussion
Mapping Options**

Objective:

Use land use designations to create a live-work, mixed use, pedestrian friendly Village core, and a more distinct residential district.



WORK SESSION TONIGHT

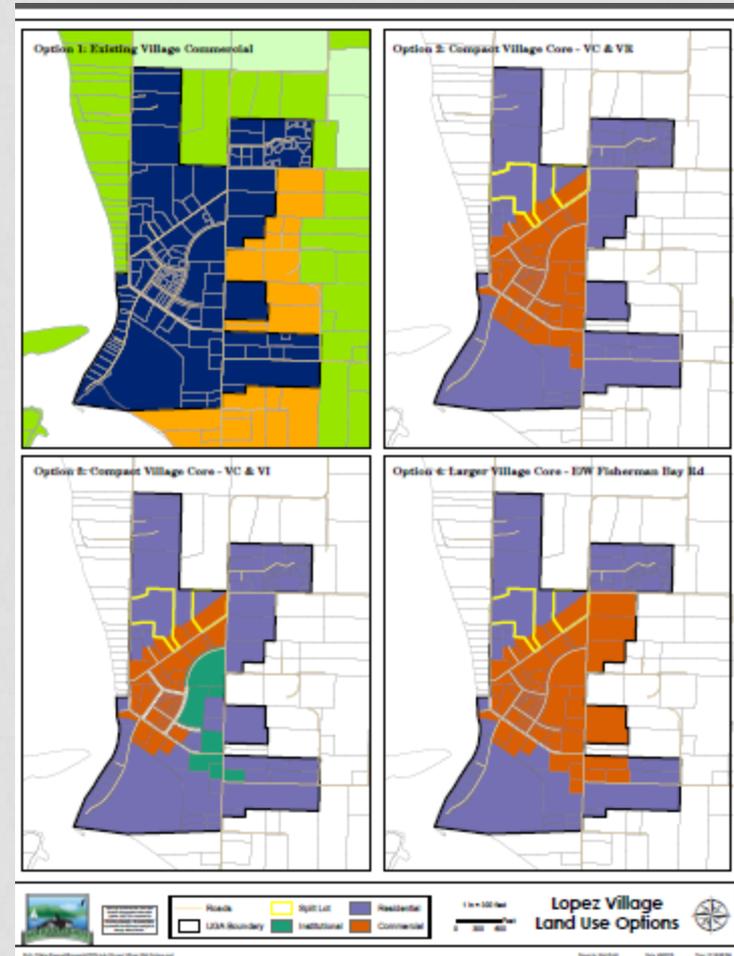
Preliminary Discussion Village Mapping Options

Option 1: Existing Village Commercial

Option 2: Compact Village Core

Option 3: Compact Village Core

Option 4: Larger Village Core E/W
Fisherman Bay Road



WORKSHOP SESSION OVERVIEW

BREAK OUT INTO 4 WORK STATIONS TO....

- Discuss preliminary map options
 - Get your opinions
 - Answer questions
 - Vote on options
 - Discuss land uses
- Station # 1 Blue
 - Station # 2 Red
 - Station #3 Yellow
 - Station #4 Green



THANK YOU FOR ATTENDING!

Your input is appreciated.
Please stay involved.

The handouts provide
information about the project
website, email notices and how
to submit comments about the
draft Plan.

Let's move to the work stations.



SLIDES FOR THE HANDOUTS

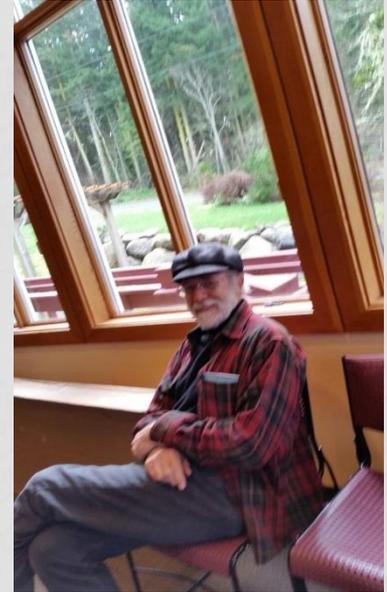
How can you participate?

HOW TO STAY INVOLVED.....



STAY INVOLVED!

- Visit the project website for agendas, minutes and draft documents.
- Send in written comments.
- Sign up for project notices at <http://www.sanjuanco.com/>.
- Comment at LVPRC Meetings: 2nd & 4th Fridays
Lopez Library from 10:15 am – 12:30 pm



SEND ALL WRITTEN COMMENTS TO:

(DO NOT SEND COMMENTS TO LVPRC MEMBERS)

Linda Kuller, Planning Manager

SJC Dept. of Community Development

P.O. Box 947 Friday Harbor, WA 98250

or

Lindak@sanjuanco.com

Linda will distribute to the LVPRC

Submit hard copies of the preliminary draft plan with your suggested revisions and/or additions.

See the project website for notices, agendas, drafts, etc. at:
http://www.sanjuanco.com/cdp/LopezVillage/lv_default.aspx

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Lopez Village Subarea Plan

Search

Lopez Village Plan Home
Lopez Village Planning Review Committee
Historic Documents
Staff Documents
Planning Commission Action
County Council Action (LVP)
Links & References
[Use Notes/Disclaimer](#)

Developing a Plan for Lopez Village

[A Lopez Village Planning Review Committee \(LVPRC\)](#) was appointed by the County Council to develop a subarea plan proposal for the Lopez Village Urban Growth Area.

The plan must be consistent with but more specific than the San Juan County Comprehensive Plan. It will include specific policies, regulations, design standards and land use maps that will guide future development.

The project will build on the results of past public participation efforts and design workshops. It will also be designed to address existing concerns and needs. Based upon prior planning efforts, the Committee may focus on many issues, including, but not limited to land use, capital improvements, development regulations, design standards, landscaping, parking, stormwater, habitat and pedestrian connectivity. This new effort will also ensure that the policies and plans created for Lopez Village address existing concerns and meet the local vision and needs

Once draft proposals have been shepherded through the Lopez Village public participation process they will be transmitted to the Planning Commission and

Current Topics

Lopez Village Subarea Plan FAQ #1 Project Introduction
September 26 Meeting
October 7, 2014 Public Outreach Meeting FAQ #2

Sign up for Lopez Village Subarea Plan Notices, at
<http://www.sanjuanco.com>
 Click on Emails lists (to join) in a blue tab on left side of the page.

http://www.sanjuanco.com/ News and Updates

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SJC Community Conversation

2014 Adopted Budget Book (PDF 11.5 mbytes)

Charter Transition Information

Board of Equalization

Boards and Committees

Business Hours

Calendar

Charter Review Commission

Community Development & Planning

Community Services

County Charter (pdf file)

County News

Directories

Email Lists (to join)

San Juan County, Washington

News

For the Record News Releases Join Email List

Calendar

Schedule of County Meetings & Events

Community Events

Directories

Departments Functions/Employees Boards & Committees

Government

County Code Legal Notices Public Records Requests Elected County Officials Elections

Public Safety

Sheriff Prosecutor/Coroner Emergency Mgt Victim Services EMS (Medical)

Courts

Jury Duty Info District Court Superior Court Juvenile Court

Community Services

Health Services Veterans Assistance Fund Affordable Housing

Maps

Planning Maps Parcel Search GIS Information

Meetings & Events

November 28, 2014 - Friday

11:45am - Veteran's Advisory Board Monthly Meeting

(Full Calendar)

News Updates

San Juan County Council Chair Receives Leadership Award

San Juan County Council Chairman Rick Hughes receives leadership award from the Washington State Association of Counties

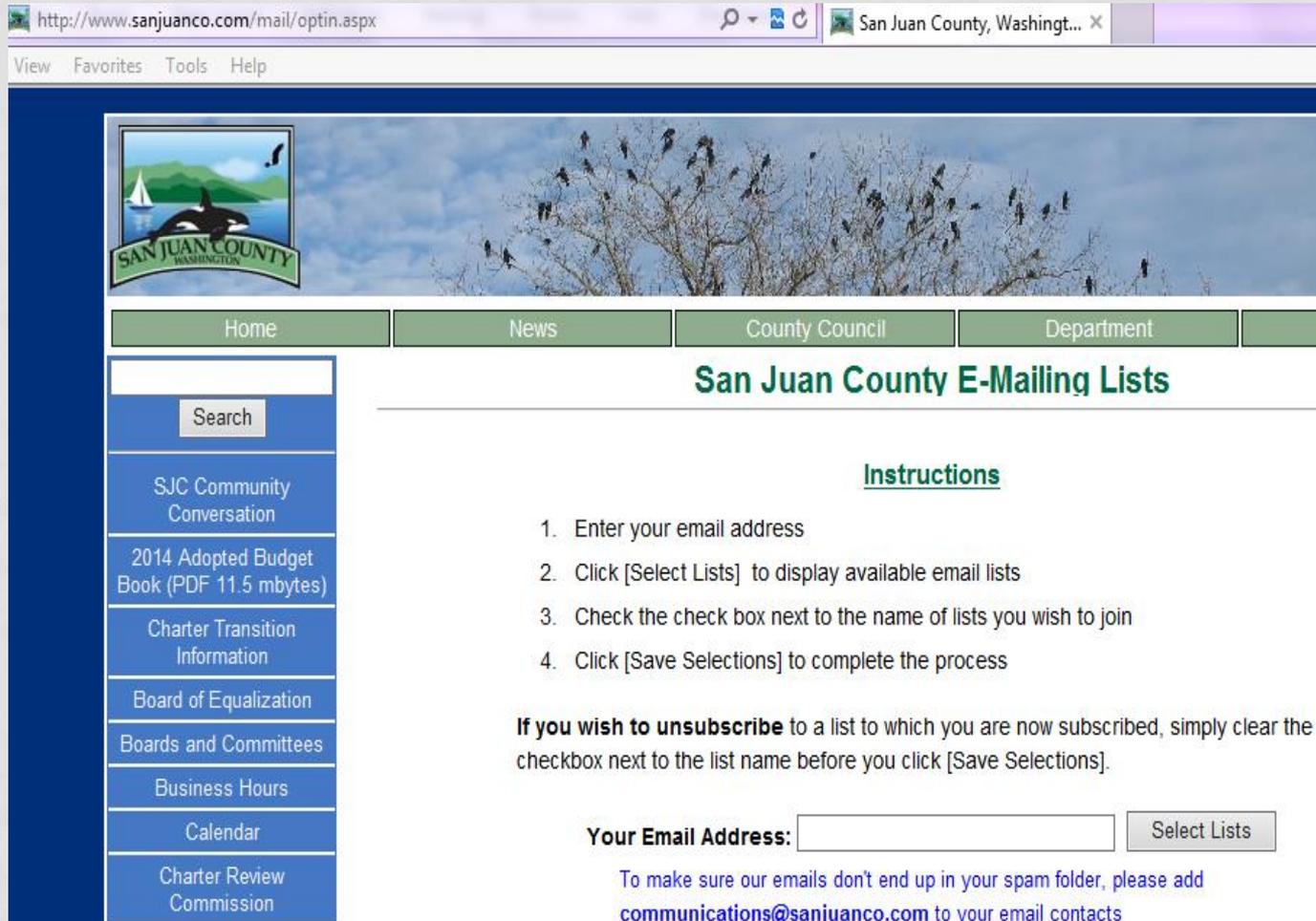
Read More...

County Parks & Fair Dept. bid call for Small Works Roster contractor

The project develops an office & storage shed at Elktrounds, MBSC Small Works

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CLICK: SELECT LISTS



http://www.sanjuanco.com/mail/optin.aspx

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San Juan County E-Mailing Lists

Instructions

1. Enter your email address
2. Click [Select Lists] to display available email lists
3. Check the check box next to the name of lists you wish to join
4. Click [Save Selections] to complete the process

If you wish to unsubscribe to a list to which you are now subscribed, simply clear the checkbox next to the list name before you click [Save Selections].

Your Email Address:

To make sure our emails don't end up in your spam folder, please add communications@sanjuanco.com to your email contacts

San Juan County, Washington

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SELECT: LOPEZ VILLAGE SUBAREA PLAN

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Select Lists

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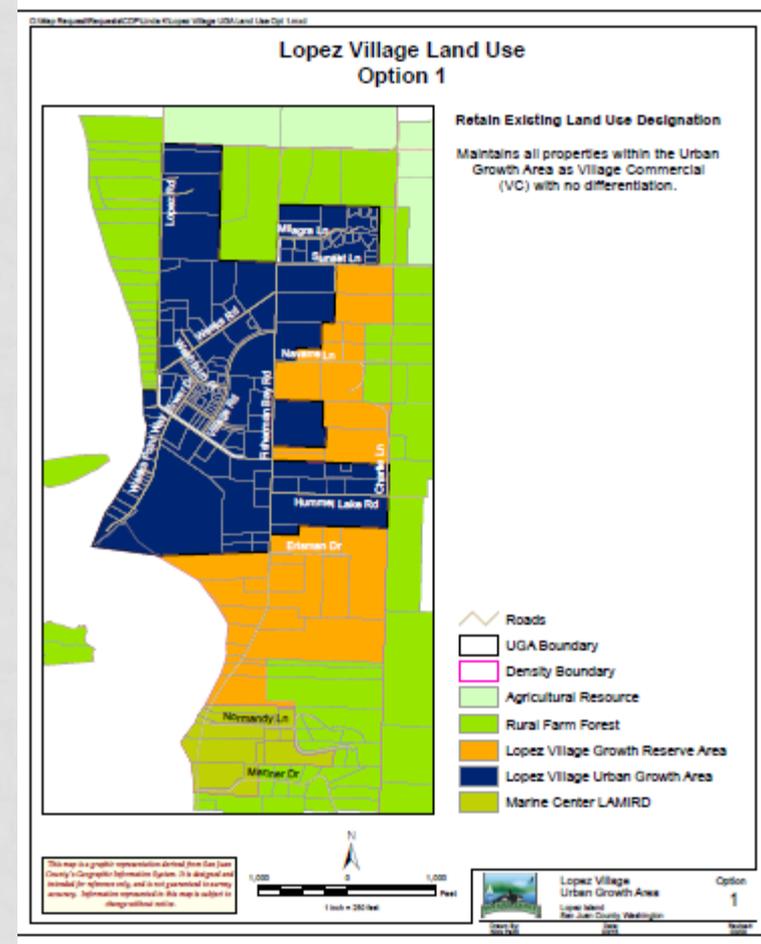
List	Description
<input type="checkbox"/> Auditor's Financial Reports	Periodic financial reports from the County Auditor
<input type="checkbox"/> Committee Vacancies	Receive monthly listing of vacancies on county boards and advisory committees
<input type="checkbox"/> Community Conversation	Information and updates on SJC's 2013 Conversation with the Community
<input checked="" type="checkbox"/> Community Transportation Program	Notices and newsletters about events and opportunities to get involved in alternative transportation programs in San Juan County
<input checked="" type="checkbox"/> County Roads Operations and Engineering	Monthly updates and special alerts, including storm related information, about roads in San Juan County.
<input type="checkbox"/> Critical Areas Ordinance Update	Information and notices on events associated with the update of the County's regulations and policies protecting its critical areas.
<input checked="" type="checkbox"/> Eastsound Subarea Plan Update	Receive notices of meetings, public hearings and document availability concerning the Eastsound Subarea Plan Update Project
<input checked="" type="checkbox"/> Initiative 502 - Marijuana Growing Operations	Updates on regulations and other County developments concerning legal marijuana operation.
<input type="checkbox"/> Lopez Village Subarea Plan	Update Receive notices of meetings, public hearings and document availability concerning the Lopez Village Subarea Plan Project



MAP PLACEHOLDER SLIDES

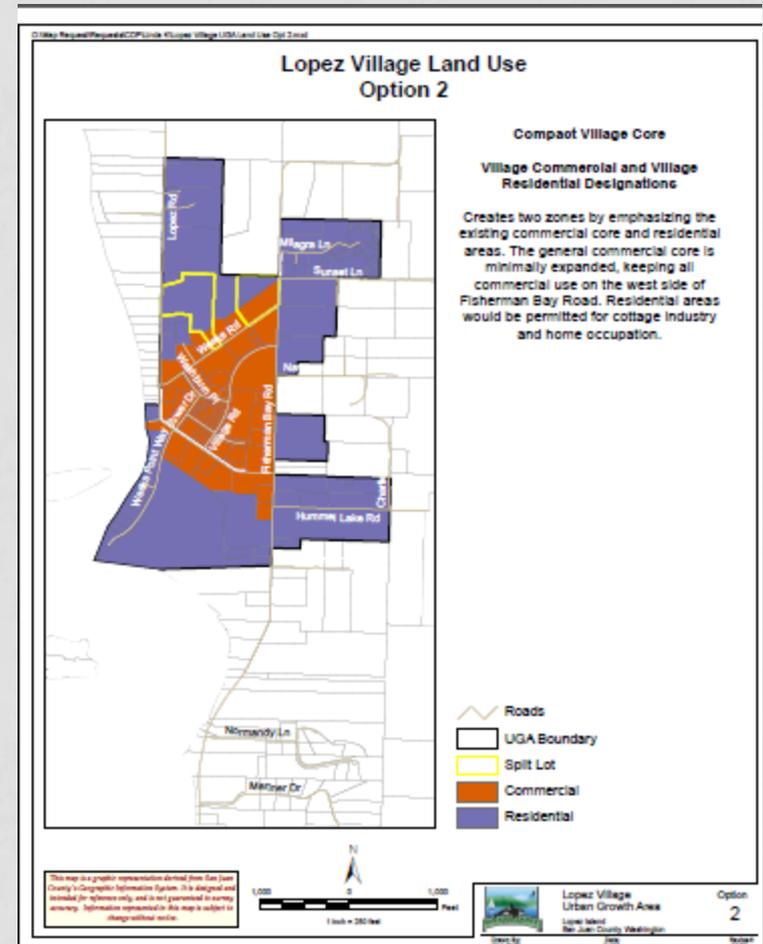
LOPEZ VILLAGE UGA MAP OPTION 1

- No change.
- One land use designation: Village Commercial
- No differentiation in future development.



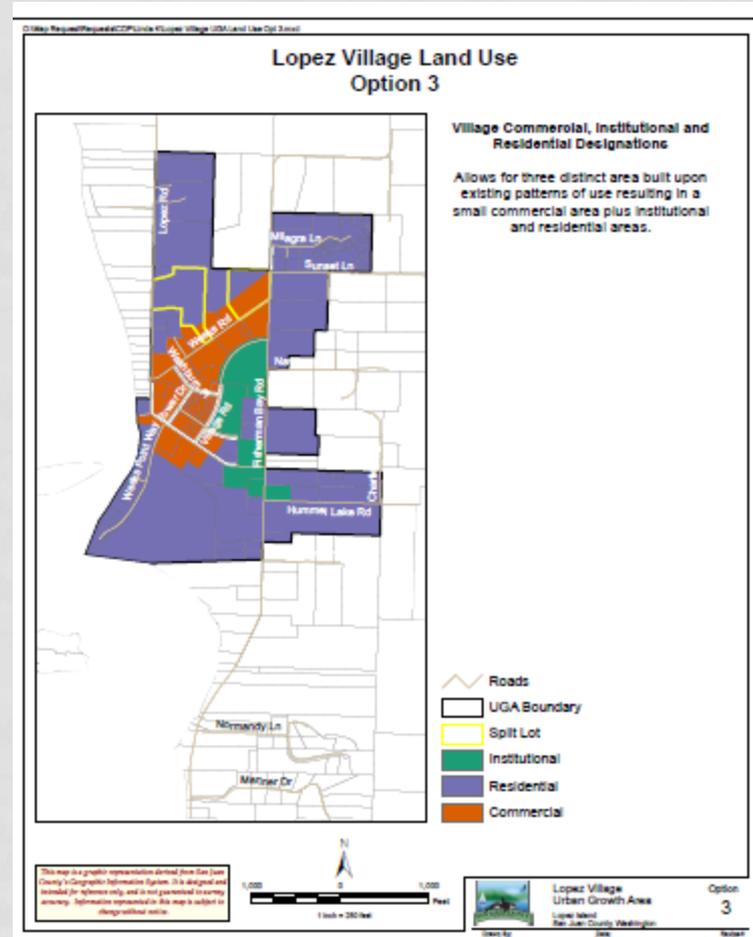
LOPEZ VILLAGE UGA MAP OPTION 2

- Designate Village core
- Two land use designations:
 - ✓ Village Commercial
 - ✓ Village Residential



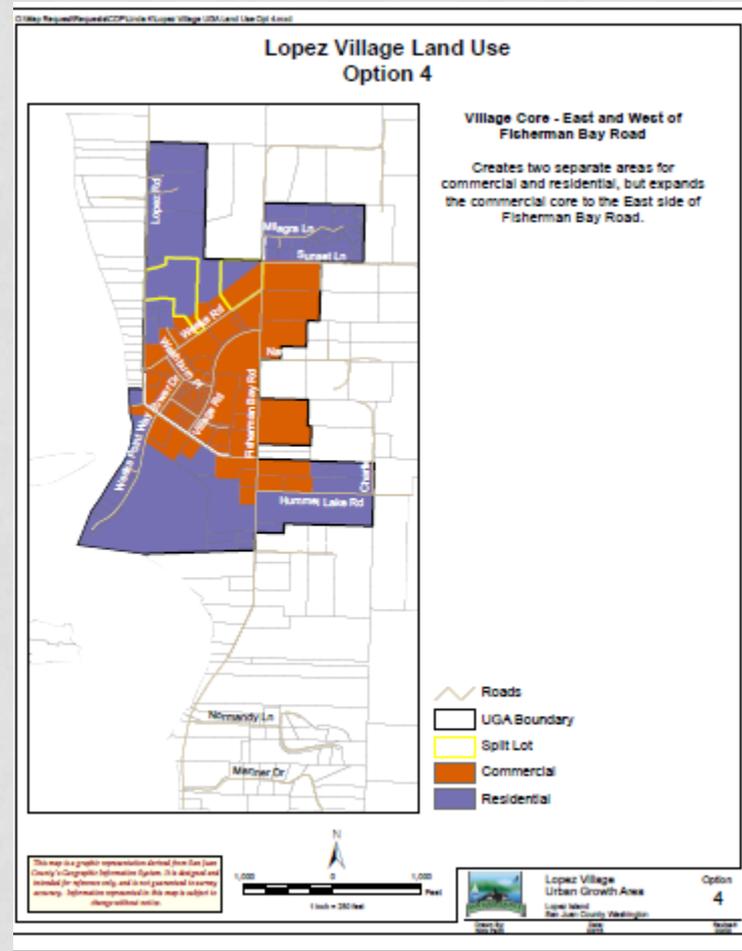
LOPEZ VILLAGE UGA MAP OPTION 3

- Designates Two Village cores
- Three land use designations:
 - ✓ Village Commercial Core
 - ✓ Village Institutional Core
 - ✓ Village Residential



LOPEZ VILLAGE UGA MAP OPTION 4

- Expanded Village core –
East & West Fisherman Bay
with
Two land use designations:
 - ✓ Village Commercial
 - ✓ Village Residential



PROPOSED LAND USE DESIGNATION CONCEPTS

- **Village Commercial - compact mixed use (live-work), artisan activities, and pedestrian friendly development**
- **Village Residential - primarily residential, but allowing home occupation**
- **Village Institutional – government and medical**