

MEMORANDUM

TO: **San Juan County Council**

FROM: **Lopez Village Planning Review Committee *ad hoc***
Nancy Greene, chair; Bill Diller, Dan Drahn, Dennis Ryan,
Jamie Stephens, Madrona Murphy, Sandy Bishop, members

DATE: July 8, 2010

RE: **Summary of Activities to Date and Recommendation**

Summary Of Activities

In May 2009 the County Council appointed 7 people to the Lopez Village Planning Review Committee *ad hoc* (LVPRC) and assigned them the following tasks:

1. Review 3-4 studies done on planning over the past years.
2. Discuss implications from the planned movement of Lopez Village Market.
3. Review the issues related to walking paths, parking and other UGA amenities.
4. Make recommendations for the Village.

In June 2009 the LVPRC began holding public meetings twice a month. SJC Community Development & Planning Planner Colin Maycock frequently participated in these meetings, either in person or via phone. County Council member Bob Myhr also attended many meetings.

During the past 12 months, the LVPRC has completed the following:

1. Reviewed previous planning efforts dating back to 1977.
2. Met with key village property owners to discuss their current and future plans.
3. Presented at Lions Club, Chamber of Commerce and Lopez Village Corporation general membership meetings.
4. Were briefed by SJC Public Works on Lopez projects related to roads, pathways, stormwater and transfer station issues.
5. Met with Rene Beliveau, Shirene Hale and Colin Maycock of Community Development & Planning to discuss request to proceed with the development of a sub-area plan. Per SJCC 18.90.050 C and D, submitted a "draft" request to the Planning Director, received a response and is in the process of finalizing the request.
6. In December 2009 held a community meeting to review previous planning, discuss future actions and solicit feedback. Over 75 attendees identified and prioritized key issues: parking, management of stormwater runoff, pedestrian and bicycle pathways, building standards, landscaping, protection of views and habitat, lighting and use of cell towers. These issues were consistent with those identified in past planning efforts.

Following on decades of planning for Lopez Village without any resulting code implications or revisions, a significant majority voted to direct the LVPRC to initiate a sub-area plan for Lopez Village.

7. On May 6, 2010 conducted a community workshop to review previous vision statements for Lopez Village and discuss current vision. Participants provided feedback on 4 basic issues: parking and stormwater; bicycle and pedestrian access; landscaping and view/habitat preservation and land use and building standards, including lighting. The committee is currently preparing to hold another community workshop on July 15th to refine concepts involving parking, stormwater and pedestrian and bicycle access.

Recommendation

The LVPRC is recommending that Lopez Island be permitted to work on the development of a sub-area plan for Lopez Village.

In September 2009 Lopez Village was officially designated an Urban Growth Area. As a UGA, Lopez Village is expected to provide homes for 50% of the island's projected population increase (almost 500 people or 233 households) by 2025. The current UGA has only one zone, and interim regulations do nothing to encourage the development of a variety of housing types. There is no clear distinction between commercial and residential spaces.

Without a plan, future development will be haphazard, will not encourage preservation of unique characteristics and would not provide a much-desired set of organizing principles. With the UGA in place, it is important that Lopez Island have a sub-area plan to move towards a more consistent application of development with regard to community-identified issues.

Although the village has become a UGA, there is no mechanism provided for local governance of land use issues. Lopez Village is the only County UGA without a sub-area plan or equivalent, and less populated islands of Shaw and Waldron have created individual sub-area plans. Further, Lopez Village contains an internal private property owners association, the Lopez Village Corporation (LVC). This organization makes up roughly 1/4 of Lopez Village properties, and their CC & R's provide an additional, confusing and sometimes conflicting layer of development regulation. LVC has expressed interest in dissolving should a sub-area for the Village be created.

Once approval to plan is received, LVPRC proposes to work quickly to develop a Lopez Village sub-area plan to include core issues outlined in the attached matrix. LVPRC also anticipates significant volunteer efforts to supplement County staff time to create a smoother and more cost-effective process.

The sub-area planning process as described in SJCC 18.90.050 E requires community participation, a significant portion of which may be organized by LVPRC. With limited County participation, LVPRC hopes to complete public meetings and gather data for delivery to Community Development & Planning by the end of 2010. At that point, the LVPRC would need CD&P to craft appropriate language for incorporation into a draft sub-area plan and move the approval process through proper channels.

Attachments: Lopez Village Planning Timeline (historic)
Lopez Village Planning Matrix

cc: Bob Myhr (via email)
Rene Beliveau (via email)
Shirene Hale (via email)
Colin Maycock (via email)