

Lopez Village Activity Center (Land Use and Development) Planning - Meeting #2,
Saturday, October 31, 1998

Summary

Agenda: Review of preliminary conclusions/discussion at 1st meeting; review of planning context (Comp Plan and development regulations); map alternatives.

- Reviewed summary of first meeting. It was suggested that the mailing list of those interested in Lopez Village planning be provided with summary packet for this meeting and to use a more descriptive term for what we're doing than "activity center planning", which can be confused with a specific project.
- An aerial view of Lopez Village (correct date circa 1986) was shown to describe the extent of change that occurred over the last twelve years.
- Confirmed that the village should be the primary location for commercial and community services for Lopez Island; discussed industrial uses needed to serve residents' needs over time. No consensus but some willingness to consider designating some area for it, such as some of the large-parcel area near the gravel pit. The presence of the Island Center around Sunset Builders was thought by some as the best place for some or all industrial uses.
- Concern was noted that tourism will continue to be a factor in the local economy and that it shouldn't be excluded from the mix of uses in the village.
- Concern was noted also about the interim building limitation of 5000 square feet being much too small for some uses, but maybe not others. It was stated that the grocery store at 14,000 square feet will need to expand. There was favorable response to some form of architectural guidelines, especially for larger buildings. An example of those adopted in the Eastsound subarea plan was passed around and is attached to this summary.
- The use and development pattern around the village (as represented by population estimates and the land use designations and densities implied by the new Comprehensive Plan) were reviewed. It was noted that most of the new development outside the village will likely be single-family houses, and that population figures indicate a potential for another 350 households on Lopez by 2015. A count of 159 new housing units (other than multi-family) was given for the period from 1995 to 1998 (year to date). State population projections suggest that the Lopez population has grown by 704 since the 1990 census.
- Reviewed generic "Village" use table from the new county development code (UDC) to consider what mix of uses seems appropriate for the area and which uses raise particular concerns about scale. The discussion focused on uses, rather than designations. The following were noted on a copy of the generic table:
 - Commercial Uses
 - animal shelter/kennel - no; already exist outside the village and don't need competition for space with these in village
 - automotive service and repair - ok
 - B&B - ok
 - camping - no
 - day care - ok
 - drinking establishment - ok
 - eating establishment - ok
 - hotel/motel - ok, change to "Prov" from "Yes" to match B&Bs; boat traffic through channel into bay will be a limitation on scale; maybe a max. of 30 rooms per facility? (i.e., a major destination resort would need better boat access than is available here)

- indoor entertainment facility - ok
- nursing homes - ok
- personal and professional services - ok
- residential care - ok
- new resorts and camps - no camps; scale an issue for new resorts
- retail sales and services - ok; design and scale are issues
- transient rental - ok
- warehouse/mini-storage - no?
- Industrial uses - no bulk fuel storage; questions as to whether light industry/light manufacturing is ok if impacts are fully contained in a building
- Institutional uses - add medical clinics (as opposed to a doctor's office) to list
- Recreational uses - no camping and no RV parks
- Residential - mobile home parks? no consensus; some consideration as affordable housing opportunity
- Transportation uses - take out airfields, airports, airstrips and hangars; address seaplane facilities (new vs. existing); consider passenger-only ferry terminal - parking a concern for walk-ons; want bike routes with designated bike lanes within village
- Agriculture/Forestry uses - no small-scale slaughterhouses - meat and fish processing only in industrial designation but prefer location in the Island Center designation
- A modified map will be prepared for the next meeting to more clearly show the ridgeline and treeline in the former Suburban area, now part of the Lopez Village activity center.

Notes from Easel Sheets:

- add names of meeting attendees to summary packets
- make the idea of activity center planning more concrete (area development?)
- move industrial area closer to Sunset?
- use classifications:
 - vet clinic and animal shelter already exist
 - day care/nursing home supported
 - issues re: adding more hotel/motel rooms - Islander is struggling - poor boat access
 - size restrictions - 30 rooms?
 - land too expensive for a storage facility?
 - impact of current [proposed]/new residential development (pt homes...)(dock provided)
 - grocery needs to accommodate growth (but protect against "mallng")
 - ensure public hearing process for scale-sensitive development proposals
 - a vision for the character of L.V.? (e.g., Leavenworth, Winthrop) (e.g., new center/"barn") (design standards - warm, friendly)
 - Municipal Research & Service Center - great resource (e.g., models of shared parking)
 - island-wide capacity challenges (focus on L.V. to accommodate)?
 - role of recreation??
 - identify scale standards for specific uses
 - accommodate pedestrian needs
 - add medical clinic to institutional - they are expanding
 - add seaplane activity to matrix (facilities-driven)
 - encourage industrial uses around Sunset
 - 'how to designate artist activity? (depends...identify impacts)(cottage?)
 - more proscriptive standards for light manufacturing
 - limits to current recycling center? (e.g., expand but provide buffers - options for redesignation)
 - identify "essential public facilities" and identify potential industrial designations
 - farm labor uses precluded?
 - mobile home parks - meets low income needs - need design/landscape standards/where? (need 1/2 acre)

- passenger-only ferry ok, assuming access and adequate parking
- designated bicycle pathways
- no communication towers
- all new utility lines buried (see definition)
- distinguish meat/fish processing from other

NEXT MEETING: Saturday, November 14, at the Lopez Island Church in Lopez Village

Preliminary agenda: Review of meeting 2 summary, including the use list; review of map alternatives

Attachment: Lopez Village planning - mailing list