

1 **LOPEZ ISLAND MEETING MINUTES**

2 **SAN JUAN COUNTY (SJC), WASHINGTON**

3 **COUNTY COUNCIL**

4 **MONDAY, OCTOBER 14, 2019**

5  
6 **Lopez Center for Community & the Arts, 204 Village Road, Lopez Island, WA**

7  
8 **10:25 AM CALL TO ORDER & FLAG SALUTE**

9  
10 Chair Stephens called the meeting to order at 10:25 AM. Present: County Manager Mike  
11 Thomas, Clerk to the Council Ingrid Gabriel and interested members of the public.

12  
13 **MOVED by Mr. Hughes, seconded by Mr. Stephens to excuse Mr. Watson from the**  
14 **meeting. VOTE: 2:0:0 (Watson excused); MOTION CARRIED.**

15  
16 **Public Access:** The following individuals addressed the Council: none

17  
18 **Council Updates:** Mr. Hughes: Reported on recent meeting with Secretary of Navy regarding  
19 noise generated over the islands from Whidbey Naval Air Base flight practice.

20  
21 **10:35 AM PUBLIC HEARING** (Continued from August 19): To Adopt an Ordinance  
22 Amending the San Juan County Comprehensive Plan Official Maps and Adding  
23 a New Section to Section B, Element 2, Land Use; Adopting a New Lopez Village  
24 Subarea Plan Including a Land Use Plan, Official Map, Goals and Policies, and  
25 an Implementation Plan; Standard Plans and Amending San Juan County Code  
26 Sections 18.20.010, 18.20.080, 18.20.120, 18.20.130, 18.20.140, 18.30.190,  
27 18.30.210, 18.60.240 and Chapter 18.30 to Include Development Regulations for  
28 the Lopez Village Urban Growth Area – Linda Kuller, Planning Manager; Adam  
29 Zach, Planner III

30 **Present:** Council (Watson excused), County Manager Mike Thomas, Clerk to the  
31 Council Ingrid Gabriel

32  
33 Chair Stephens opened the continued public hearing to adopt the Ordinance. Ms. Kuller and  
34 Mr. Zach presented the Ordinance and answered Council's questions.

35  
36 Chair Stephens opened public testimony. The following citizens offered testimony: Rhea  
37 Miller, Richard Twigg, Donald Christensen and Dean Frey.

38  
39 Chair Stephens closed public testimony with the right to reopen. After discussion, the Council  
40 took the following actions:

41  
42 **MOVED by Mr. Hughes, seconded by Mr. Stephens to change the word "September" to**  
43 **"October" on background item DD on page 4. VOTE: 2:0:0 (Watson excused); MOTION**  
44 **CARRIED.**

45  
46 **MOVED by Mr. Hughes, seconded by Mr. Stephens to change in the Ordinance**  
47 **Regulations footnote 7 on page 34 related to live-work units as described in the**  
48 **September 25, 2019 staff report: "When associated with a mixed-use building, the**  
49 **residential unit or units must be located on the second floor to allow commercial**  
50 **development on the bottom floor, except that residences may be placed behind the**

51 **commercial portion of the building on the first floor. The residential floor area cannot**  
52 **exceed fifty percent (50%) of the total floor area of the structure. VOTE: 2:0:0 (Watson**  
53 **excused); MOTION CARRIED.**

54  
55 **MOVED by Mr. Hughes, seconded by Mr. Stephens to remove from the Subarea Plan**  
56 **Appendix F the LCA documentation and re-letter Appendix G for reasons proposed in**  
57 **the October 9, 2019 staff memo. VOTE: 2:0:0 (Watson excused); MOTION CARRIED.**

58  
59 **MOVED by Mr. Hughes, seconded by Mr. Stephens to adopt the October 14, 2019**  
60 **Ordinance titled: An Ordinance Regarding the Creation of the Lopez Village Subarea**  
61 **Plan, Amending the San Juan County Comprehensive Plan Official Maps and Adding a**  
62 **New Section to Section B, Element 2, Land Use; Adopting a New Lopez Village Subarea**  
63 **Plan Including a Land Use Plan, Official Map, Goals and Policies, And an**  
64 **Implementation Plan; Standard Plans, and Amending San Juan County Code Sections**  
65 **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**  
66 **Adding a New Article to San Juan County Code Chapter 18.30 to Include Development**  
67 **Regulations for the Lopez Village Urban Growth Area. VOTE: 2:0:0 (Watson excused);**  
68 **MOTION CARRIED.**

69  
70 **12:00 PM DISCUSSION:** Transportation Grant – Rick Hughes

71  
72 Mr. Hughes presented a grant opportunity to coordinate transportation between San Juan  
73 County and mainland transit authorities.

74  
75 **12:05 PM**

76  
77 Chair Stephens adjourned the meeting following a site visit to the Fisherman Bay Road Project

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79 \*\*\*\*\*

80 **COUNTY COUNCIL**  
81 **SAN JUAN COUNTY, WASHINGTON**

82  
83 **These Minutes were approved and signed on October 22, 2019. The original document is retained in the**  
84 **Council's permanent proceedings file. Attest: Ingrid R. Gabriel, Council Clerk.**

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