



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Received by email
 February 27, 2024

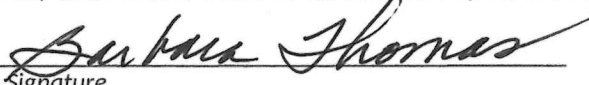
DATE RECEIVED
 S.J.C. DEPARTMENT OF
 MAR 05 2024
 COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	<u>Lopez Village Planning Review Committee</u>	Name of Agent:	<u>Barbara Thomas, Chair</u>
Address	<u>Lopez Village</u>	Address	<u>859 Cross Road</u>
City, State, Zip	<u>Lopez Island WA 98261</u>	City, State, Zip	<u>Lopez Island WA, 98261</u>
Phone	<u>See Agent</u>	Phone	<u>360 468-2083</u>
Email	<u>See Agent</u>	E-mail	<u>sftbayfarm@rockisland.com</u>

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

	<u>Barbara Thomas</u>	<u>Feb. 28, 2024</u>
Signature	Printed Name	Date
Signature	Printed Name	Date

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan amendments (if applicable). Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

No Comprehensive Plan amendments are being requested.

2. San Juan County Code Title 15, Title 16 or Title 18 amendments (if applicable). Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

San Juan County Code Title 18 amendments.
Section 18.30.210 Land Use Controls in Lopez Village urban growth area, the Lopez Village reserve area and the Lopez marine LAMIRD.
See attached changes.



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Section 18.30.720 Lopez Village planning review committee.

Section 18.30.720 D2, Page 1/27. Revise to read: Provide early design guidance prior to the development of detailed project plans for persons proposing development in the Lopez Village urban growth area.

Table 18.39.760 Setbacks and Dimensional Standards Note 2, Page 9/27. Delete the Table setback exemption for pedestals and vaults.

Section 18.30.940 Pedestrian Circulation. A, Page 25/27. Revise to Read: All development in Lopez Village of multi-family, commercial and institutional projects must include adjacent paths as shown on Connectivity Plan, Map 7, page 46 in the Plan, as well as paths to connect the projects to these paths, and all subdivisions must provide easements and paths that connect to adjacent paths shown in adopted County plans for public trails.

Section 18.30.940 Pedestrian Circulation. B, Page 25/27. Revise to Read: Pedestrian paths in Village commercial, Village institutional and Village residential designations must be designed and constructed in accordance with Lopez Village standard plans.(Ord. 11-2019 34)

Section 18.30.890 Landscape Plans. A2, Page 22/27. Revise to Read: Existing or proposed structures, paths, driveways, parking lots, fences, and retaining walls or other impervious surfaces.

Section 18.30.840 Landscaping. C, Page 16/27. Revise to Read: All development on sites adjacent to the trees identified on Tree Planting Plan- Map 2 will require the trees on the plan to be planted by the developer at the time of the onsite landscaping.

Section 18.30.860 Parking Lot Landscaping A. Page 16/27. Revised to Read: Parking lots that front on public roads require landscaping that creates a visual barrier. Include a mix of evergreen and deciduous trees, shrubs and ground covers identified in Table 18.30.880, appropriate to the degree of screening required and spaced to achieve the screening within three years.

Section 18.30.860 Parking Lot Landscaping A 2, Page 16/27. Delete this item.

Section 18.30.860 Parking Lot Landscaping A3, Page 16/27. Revise to read: Include landscaping of trees, shrubs and ground covers for a minimum distance of eight feet between the right of way or path boundary and the parking.

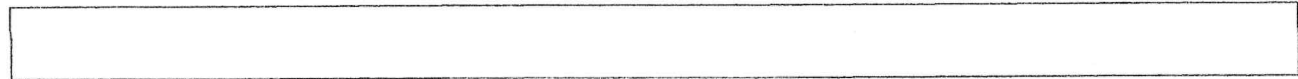


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Section 18.30.960 Road and Driveway Standards, L, Page 26/27. Revise to read: New parking lots must be placed away from public roads and behind buildings on Weeks Road, Fisherman Bay Road and Lopez Road. On other public roads new on-site parking lots must be placed away from public roads and behind buildings unless an eight foot wide visual barrier of landscaping is provided per 18.30.860.

Section 18.30.960 Road and Driveway Standards, O, Page 27/27. Delete this item.

3. Why is the amendment being proposed?

These amendments are being proposed because the current Code is not in alignment with and does not support or implement the Lopez Village Plan as adopted October 14, 2019.

See goals attached.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

The Lopez Village Plan as adopted is consistent with the Growth Management Act (RCW 36.70A)

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA ____ Yes the Lopez Village UGA _____
- No

6. Does this proposal increase population or employment capacity?

This proposal supports successful growth of the commercial activities of the Village by increasing the walkability of the Village, the visual organization of the Village, and the accessibility of Village commercial and institutional activities from Village residential and Village parking areas.

The Goal of 18.30.720 D2, Page 1/27 is to convey a significant measure of due respect for those proposing development actions and for the Plan itself. The outcome of this meeting is expected to result in and conclude with a motion that reflects the essential facts exchanged. 18.30.720 D3, Page 1/27 is expected to take place after plans have been submitted for permit.

The Goals and Policies of the Plan as written and adopted provide for a clearly defined public framework within which the Commercial, Institutional and Residential zones can be developed.

See: Connectivity Plan, Map. 7, Page 46 of the Plan.
Tree Planting Plan, Map2, Page 26 of the Plan.

These maps should be implemented as the Village develops and therefore should be included in the Code.

The Goals and Policies that support the changes implementing the Connectivity Plan (pathways) include:

Healthy Community Goal 1. Page 70 of the Plan. Achieve a vital, healthy quality of life for all people.

Healthy Community Goal 4 - Policy 4a1. Page 70 of the Plan. Design the Village to support walking and human scale.

Healthy Community Goal 5 - Policy 5b. Page 71 of the Plan. Create a system of Village roads, convenient and accessible pathways, bike lanes and multi-use trails with appropriate streetscapes and human scale features.

Healthy Community Goal 6. Page 71 of the Plan. Develop a safe, convenient, walkable environment.

Healthy Community Goal 6 - Policy 6b. Page 71 of the Plan. Shape the built environment to promote pedestrian-scale design qualities critical to a good walking environment.

Built Environment Goal 2 - Policy 2e. Page 77 of the Plan. Incorporate walkability and connectivity between development and significant destinations.

The Goals and Policies that support the changes implementing the Tree Planting Plan (landscaping) include:

Healthy Community Goal 6 - b2. Page 71 of the Plan. Provide visual definition to streets and other public spaces through the shape and form of buildings, walls, trees and other vertical elements.

Landscaping Goal1. Page 78 of the Plan. Establish landscaping as an important, integrated component of the character and quality of the Village.

Landscaping Goal 1 - Policy 1a. Page 78 of the Plan. Adopt a landscape plan for the commercial core and transportation corridors.

Landscaping Goal 1 - Policy 1b. Page 78 of the Plan. Develop community-driven landscaping regulations, standards and guidelines that:

Improve aesthetics;

Enhance circulation routes and wayfinding;

Provide a framework for land use transitions, define use edges and connections.

Landscaping Goal 1- Policy 1c. Page 78 of the Plan. Preserve existing significant trees and understory vegetation during new development to the fullest extent practical.

Landscaping Goal 1 - Policy 1d. Page 78 of the Plan. Require landscaping that continues the tradition of planting shade canopy trees and integrating them into the landscape habitats.

Goals and Policies that support Revisions to the Parking Section 18.30.960 include:

Parking Goal 1. Page 81 of the Plan. Limit or eliminate the need for additional commercial parking.

Parking Goal 2. Page 81 of the Plan. Locate and size parking requirements to support users while enhancing the Village experience.

Parking Goal 3 - Policy 3b. Page 82 of the Plan. Develop regulations with a preference for visually screening and landscaping parking lots.

Parking Goal 4. Page 82 of the Plan. Develop specific parking requirements for the commercial core that reduce or eliminate future private parking requirements and preserve the Village experience by limiting visual and circulatory impacts of motor vehicles.

Parking Goal 4 - Policy 4c. Page 82 of the Plan. Require shared parking, clustering of separate parking areas located away from main roads and placement of parking areas behind proposed buildings.



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