

Policy 4c. Provide for short-term lodging to serve tourists and strengthen the Village economy and encourage lodging developments to include indoor and outdoor community usable space.

Policy 4d. Promote a balance between businesses oriented to local residents and those oriented to visitors.

Goal 5. Affirm the high value of the Village’s natural setting, environmental qualities and rural character as the strength of its local economic base and activities.

Policy 5a. Reinforce the visual connections between the Village commercial and service activities and the surrounding natural and rural qualities of Lopez Island.

Policy 5b. Identify and conserve the natural qualities present in the Village and extend them through landscaping of sites, pathways and roadways.

Policy 5c. Cherish the views from Village to surroundings, preserve view corridors, identify the contents of selected views for visitors, and integrate some of the history of Village development with particular views or places

Goal 6. Encourage economic development that preserves natural resources and open space, protects environmental quality, and stewards and enhances our community’s quality of life.

Policy 6a. Implement standards for low impact development and use site design and landscaping to preserve natural qualities and to connect development with its surroundings.

Policy 6b. Promote development of ecotourism business opportunities.

Policy 6c. Promote experiential activities for visitors and residents.

Policy 6d. Build on the Weeks Wetland interpretive model, extend it to become an education and ecology discovery trail throughout the Village.

Goal 7. Strengthen the Village’s capacity to develop and reinforce the local economy.

Policy 7a. Support a Village economic development entity comprised of community and private efforts including the county’s Economic Development Council, the Lopez Chamber of Commerce, sustainability organizations and social /education services to plan, evaluate and implement local economic development initiatives such as educational workshops, development financing, market analysis, promotion, etc.

Policy 7b. Employ the sub-area plan and its on-going evaluation processes to assess economic stability and trends.

LOCAL GOVERNANCE FOR LAND USE AND PROJECT DESIGN

Goal 1. Provide opportunities for local input on development permits, applications and planning projects proposed within and adjacent to the Village.

Policy 1a. Appoint a Lopez Village Planning and Review Committee whose role would be to make recommendations to the County on proposed development applications.

Policy 1b. Encourage pre-development meetings in the Village with the Lopez Village Planning and Review Committee prior to permit submittal.

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APPENDIX A

Table X Growth Management Act (GMA) planning goals.

GMA Planning Goal	Description
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Property Rights	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Permits	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Open Space and Recreation	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
Citizen Participation and Coordination	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Public Facilities and Services	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
Protect Shorelines	Minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

Appendix B

San Juan County Comprehensive Plan Section B, Element 2 Land Use Excerpt

2.3.A Growth Areas

Goal: To recognize and provide for areas of compact urban development which offer diverse employment opportunities, a variety of residential densities and housing types which will eventually achieve urban-level densities in most locations, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern that includes urban-level and uses and intensities of use. This portion of the Plan also provides that:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.
- All new development in growth areas should be connected to and served by public or private community water and sewage treatment systems. Long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the county so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area.

The Plan also provides the following about UGAs:

- Subarea plans or location-specific designations and standards for growth areas should be adopted to guide land use and development in these areas. Residential, commercial, industrial, and open space and park areas should be identified in each growth area. Land use districts and development standards for areas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. Critical Areas within growth areas should be preserved and enhanced.
- Land use districts, densities and standards for growth areas should be consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards should

also be developed to prohibit new development during the phasing period that would physically preclude eventual higher densities.

- On Lopez and Orcas Islands, new public schools and government administrative offices should be located within an Urban Growth Area (UGA), a LAMIRD, or other area where adequate water supply and sewage disposal exist without new extensions of urban services.
- New residential development in growth areas should include a full range of single- and multi-family housing types. New areas added to a growth area should permit minimum densities of 4 units per acre in order to support efficient public services and provide a full range of affordable housing opportunities in the future.
- Open space design standards should be established to maintain the rural character at the borders of growth areas. Open space areas, in the form of squares, green spaces, and parks within growth areas, should be an integral part of these areas to provide settings for recreation and public gatherings, and to protect Critical Areas, scenic qualities, and historic features.
- The County should investigate storm drainage impacts of current and future development for each growth area, and develop additional design and building standards for land development projects, capital projects, and establishment of a utility if appropriate, to control storm water runoff and associated impacts.
- Potential financing options include developer agreements, utility local improvement districts, grants, service area agreements, and impact fees.
- Establish development standards for planned unit developments (PUD) in growth areas to more effectively accomplish the goals and policies of this Plan and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types and residential densities, and preservation of open space and natural features, as well as concurrency requirements to address impacts on transportation and other capital facilities and services.

APPENDIX C

Past Community Planning Efforts

Village planning efforts go back decades. Extensive workshops and surveys were held that had the community imagine their desired future Village. Throughout these efforts, common themes emerged. This section provides an overview of community participation results from three prior planning efforts. These efforts and 2014 - 2015 public input represent the values of the community and provided the basis for Lopez Village vision, and goals and policies.

2002: A Vision for Lopez Village.

This report summarized sentiments about the formation of the Lopez Village UGA. During several meetings, the community emphasized the need to preserve the qualities of the village as a unique place. It identified a number of cherished values reflected in the Village character. These include:

- the human-scale of development;
- the quiet pace of life;
- a night is dominated by the quiet and stars;
- an environment with an inherent sensitivity to the natural world;
- visual and spatial connections to the water, nearby farms and woodlands; and
- clear boundaries between village uses and activities and the distinctly rural and natural areas around it.

The people's vision of the future Village is a place:

- where all people including those with modest incomes, working people, families, and older people can live simply and affordably;
- filled with places to work, retail activities and housing; and
- with a distinct village core where automobiles are permitted where they would not interfere with pedestrian safety.

The community desires a Village that would retain a sense of history and preserve important historic buildings, spaces and traditions within its fabric. They wanted the Village to be a beautiful place with a scale of buildings and forms that relate to pedestrians and which create a sense of visual character consistent with its history and rural context. The scale of design, details, textures, patterns, materials and finishes and quality of craftsmanship should reflect work by people rather than by machines. Lopezians value independence and express diversity in their work, ideas and lifestyle. These values should be reflected in the future character of the Village. Lopez Island is envisioned as a place where Villagers feel at home and safe, and a place where visitors respect the people and the character of the place.

2003 Lopez Village design workshop facilitated by Randall Arendt

The design workshop results reiterated many of the community's values expressed in previous planning efforts. They supported 2002 planning efforts that illustrated planning principles and

recommendations for guiding Village development. Suggested residential and commercial design principles were drawn from Arendt's publications. These included aspirations to:

- maintain/develop traditional street lines with buildings close to and lining streets;
- locate parking to the rear and sides;
- plant shade trees at regular intervals to achieve a sense of place and offset the impact of paved areas; and
- continue to provide pedestrian circulation via footpaths and sidewalks.

Suggestions were also made to:

- achieve a greater density of building forms by encouraging slightly higher buildings;
- allow a mixtures of uses and residential building types appropriate for achieving the desired Village character;
- preserve vistas from the public thoroughfares to the water; and
- develop a natural village-appropriate stormwater system.

2011 Emerging Directions for the Village

A document titled *Emerging Directions for the Village* was prepared by the ad-hoc Lopez Village Planning Review Committee in March 2011. It summarized in great detail the results of three community workshops and a 2010 plenary session along with contributions by several University of Washington student teams. These results highlighted the following themes.

Transportation: mobility and accessibility

A strong sentiment was that the future of the Village is inextricably linked to transportation and mobility. Lopezians want a multi-modal transportation network including vehicular, bicycle, pedestrian, air and marine linkages. The network should be a viable, integrated, safe and well-functioning system that accounts for and balances economic, environmental and community/cultural objectives and visions.

A walkable village

A resounding desire from past public participation was that Village development plans and regulations should create a pedestrian-friendly environment. The image of this environment was a distinct and pleasant place containing unified public and private spaces that retain a valued part of the Island's identity. The community wanted plans and regulations to create a place that invites and supports pedestrian and bicycle movement as a primary means for getting around, over the car. Pedestrian connections throughout the Village and to important locations outside of the Village were desired to create a coherent public system including designated parking areas. The community suggested that the transportation system should be a primary element in creating their overall image of the Village.

Village-appropriate parking

Parking is a necessary function to support users and residents of the Village. The community desires that the amount and location of parking be appropriately sized and not overwhelm or denigrate the experience of the Village as a connected, integrally functioning place of commerce and public use.

According to the community, existing private lot and on-street parking is probably sufficient in sheer numbers for projected commercial growth over the next 20 years. However; because the present supply is not necessarily where new development will occur, some new parking may be necessary. When new development requires parking, the community would like design standards that reflect their preference for locating parking behind street front defined buildings. Interest was also expressed in allowing new development to take advantage of existing parking through shared parking allowances. Where possible, shared parking lots should be encouraged.

Clustered parking supply

The creation of mobility and circulation planning to cluster and connect the parking supply was envisioned. The result would be a coherent system connecting select roadways designed for major vehicular use and the pedestrian walkway system.

Two parking zones: commercial and residential

Future residential developments will require on-site parking. In most cases, this is expected to require a minimum of one space per unit. Interest was expressed in alleviating this need through the use of flex-car programs and other alternatives that would help to reduce the need for future private parking spaces

Based upon the need for on-site parking in residential developments, the community suggested that residential development should be encouraged to occur outside of the immediate core of the Village. They pictured commercial uses developed within the Village core with ancillary residential units and major areas of residential development located on the outside edges of the commercial core.

Advantages of Fisherman Bay and the Village ecology

The quality of Fisherman Bay and the Village are inextricably connected. Islanders want the Bay to be a primary determinant for planning Village growth and development because it is a primary ecological determinant of the Village. It shapes the form and topographical conditions of the Village. The Bay provides spectacular, meaningful views, serves as the catchment area for the Village's drainage. It also supports a good deal of the Island's commercial and tourist activity including boating and fishing. It is the epitome of the Island's treasured context of land and water.

Water planning and management

Water management is a critical planning component. Factors affecting Fisherman Bay such as freshwater input and occasional storm surge flushing and stormwater management will affect future water quality and quantity. Lopezians want to maintain and improve the health of Fisherman Bay, associated wetlands, waterways, and land/water interfaces. Consequently, planning for climate adaptation and critical infrastructure including storm sewers, roadway integrity, water levels, and storm wave impacts are necessary and integral parts of the Village Plan.

Village drainage and natural landscape systems

Of great importance were the inherent, ecological connections between the natural landscape and the Village drainage system. People want to minimize the creation of impervious urban surfaces and retain greater amounts of vegetation in the Village. Some of the significant open space in the Village is associated with stormwater drainage patterns, including the wetlands to the south and the watercourses in and near the public areas of the Farmers Market and Center for the Community and Arts. It was recommended that the existing natural system be expanded to strengthen support of ecological functions, and the unique character and image of the Village environment.

Stormwater planning

Protection of Fisherman Bay and downstream marine waters from the detrimental effects of current and future development within the UGA is of high concern. Protection of the downstream environment will require both individual and combined solutions. The community wants to use open stormwater features for treatment, habitat, public education and enjoyment; these could include swales, ponds and wetlands. Ditches should remain open, balanced against future parking, pedestrian safety and access needs. open ditches, swales, wetlands and covered culverts are desired in the Village's stormwater plan. Attractive and inexpensive open watercourses are desired as an integral part of the natural ecology. Alternatively, covering the waterways or diverting the watercourses is desired to provide access ways or increased roadside parking when necessary.

Basin planning was viewed as an essential element of new stormwater plans because it would be more effective than a Village only plan. In addition, because the focus in the UGA is on increased density, individual lot solutions to runoff problems are often not practical.

The community wanted plans identifying where suitable stormwater management approaches were most appropriate. A number of considerations including ecology, hydrology, historic precedents, aesthetics and view, functional demands of accessibility such as pathways and parking, etc. were recommended for determining the appropriate approach.

Low impact development

Low Impact Development standards for future development were supported, balanced against other goals of increased density and affordability. Low Impact development was supported for new construction in Lopez Village to sustain a livable ecology and as a strategy for supporting the economic survival of Lopez Village.

Village built environment

Over the years, the Village steadily developed a core area filled with commercial, residential and public uses. Some strategically-important development decisions concerned the preservation of publically-used open spaces, the historic Lopez Library, the Center for the Community and the Arts, Family Resource Center, the creation of the Hamlet and LoHo housing complexes, and several commercial building complexes, tourism facilities and the Market.

Two types of development

The original Village UGA plan designation is Village Commercial. This district allows a general mix of commercial, residential, community and public uses. Further distinction in land use districts is desired. The community's emerging vision is for a commercial, mixed-use core surrounded by a residential zone connected both to the core and beyond to the more rural development patterns.

Commercial core made up of two related areas

Previous development patterns and recent development have begun to gently shape the Village into roughly two commercial areas, each with its own needs and character. One, located along Weeks Road and associated with the new Market, is becoming the automobile-oriented space. The other includes the former market site and surrounding uses. This area is emerging as a more quiet-paced commercial environment. Lopezians want development standards that reinforce the character, nature and functional demands of each area. In both areas, it is clear that reinforcing pedestrian walkability would help people to use and enjoy the Village as a whole.

Distinct mixed use and residential areas

Islanders wanted appropriate commercial development where lots have substantial abutment or connection to a County road. It was suggested that such lots be designated as a commercial district. Other lots could be designated for residential development districts. People were favored the allowance of mixed live/work developments, etc. in the commercial core.

Common development standards for commercial developments were also supported. It was suggested that each commercial area could have some common development types and patterns. In general, the community wished to have standards and regulations that encourage commercial development designers to make the most of proposed sites.

Housing mixed with commercial development was considered be appropriate throughout the Village, although developments that are primarily residential would be best situated surrounding the present commercial core rather than in the core itself. Residential use areas should allow for cottage industries.

Traditional Village experience - built environment: density, design and mix of uses

The character of the built environment should be derived from logical and relevant building practices that will sustain and support the quality of Fisherman Bay. The Village has some excellent examples. There is a general commitment to finding new and appropriate ways to develop and compliment the environment.

In the Village commercial area, zero lot line development that brings buildings near the street and pedestrian pathways would be appropriate. Buildings that line the street as in traditional town development patterns would support walkability and a coherent Village experience. If new parking spaces are absolutely necessary (except for disabled parking), they are recommended to be tucked away behind buildings.

The urban form of the Village can be intensified because there is room for greater density of development along the adequately sized road system. The adoption of building height regulations allowing heights of 35 feet was encouraged. Pitched roof forms at this height were encouraged but should not be required.

Views are an important Village quality. Where possible, view corridors should be preserved and enhanced. Allowances for greater building height needs to account for preserving existing view sheds.

Design standards: Lighting, signage, transparency

The much-treasured night sky conditions are part of the draw and quality of the Village. The dark-sky is an amenity that people would like preserved. Minimal lighting in the Village was recommended.

Adequate signage in and around the Village was desired to support the visitor unfamiliar with the community. Signage that does not create sensory overload for resident or visitor alike is required. Some degree of uniformity was considered useful, wholesale uniformity was not.

Consideration of transparency for pedestrians was also deemed important. Promotion of aesthetics that contribute to a pleasing pedestrian experience including views of

attractive scenery, avoiding blank walls, pedestrian-scaled elements such as signage, lighting, landscaping, sun, and rain-protection devices, public art, and safe auto/pedestrian junctures.

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Appendix D

Other Subarea and Functional Plans

- 2002 Personal Wireless Facilities Subarea Plan
- 2002 Shoreline Master Program (Section B, Element 3)
- 2016 San Juan County Parks, Trails and Natural Areas Plan
- 2014 San Juan County Stormwater Basin Planning Volume 1 County Overview
- 2014 San Juan County Stormwater Basin Planning Volume II
- 2008 Fisherman Bay Water Association Capital Improvement Program
- 2008 Addendum 1 Incorporating Portions of the Fisherman Bay Sewer District's Wastewater System Master Plan (Exhibit 1, Appendix 7)
- 2006 Fisherman Bay Water System Plan
- 2005 Water System Analysis, HDR/EES
- 2004 Long Range Drainage Plan Proposal for the Lopez Village Urban Growth Area, PWD and Hart Pacific Engineering
- 2004 Lopez Village Infrastructure Circulation and Wastewater Analysis (Transportation only – the water analysis was superceded)
- 2003 Fisherman Bay Sewer District WWTP Improvement: Addendum to 1994 Engineering Report
- 2003 Groundwater Model Report, Pacific Groundwater Group
- 2002 A Report on Water Issues on Lopez Island, Washington, Ronald Mayo, P.E.
- 2002 The Lopez Village Saltwater Intrusion Model Report, Ronald Mayo, P.E.
- 2003 Lopez Village Water Supply Report and Recommendations and Abbreviated Coordinated Water System Plan
- 2005 San Juan County Lopez Village Water System Analysis, HDR
- 2003 Lopez Village Groundwater Model Report. Prepared for SJC Department of Health Services by XXXX
- 2002 Estimates of Ground-Water Recharge from Precipitation to Glacial-Deposit and Bedrock Aquifers on Lopez, San Juan, Orcas, and Shaw Islands, San Juan County, Washington, U.S. Geological Survey, Water-Resources Investigations Report 02-4114.

Other Important Local Plans and Reports

Other plans and reports about Lopez Island that were considered include:

- 2014 Lopez Island Trails Plan, Lopez Community Trails Network
- 2012 Lopez Island 2025: Sustainable Transformations for Resilience, Monterey Institute of International Studies
- 2011 Draft Housing Action Plan: Housing Solutions for San Juan Communities
- 2010 Coordinated Human Services Transportation Plan
- 2009 LCLT "Land, Water, Energy, Resource Use A Systems Approach: Understanding Our Fourth Affordable Housing Development,"
- 2003 Randall Arendt Report

Appendix E
Lopez Village Population Projections

Table X. Lopez Village UGA GMA Population Forecast 2016-2040: Low Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2099	2067	2033	1991	1982	1943
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	146	143	141	138	137	135
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: Medium Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	170	174	178	180	181	183
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast- May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

Year	2000	2005	2010	2016	2020	2025	2030	2035	2036	2040
Lopez Island Population	2176	2317	2380	2466	2,960	3,181	3,398	3,606	3,645	3,807
Lopez Village UGA (stable proportionate share of island population).	137	150	159	171	205	221	236	250	253	264
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

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Lopez Island Population	2176	2317	2380	2466	2457	2510	2560	2602	2610	2637
Lopez Village UGA (x1.55 percent per year).	137	150	159	171	182	196	212	229	233	247
Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	7.40%	7.82%	8.28%	8.80%	8.91%	9.38%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.

Table X. Lopez Village UGA-GMA Population Forecast 2016-2040: High Projection.

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Percentage of Island Population	6.30%	6.47%	6.68%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%	6.93%

Source: OFM Small Areas Estimates-Unincorporated UGAs Sept. 2016 and OFM County GMA Population forecast-May, 2012.