



LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

Date: May 11, 2018

Location: Lopez Island Grange

Minutes approved May 25, 2018

Committee Members in Attendance: Barbara Thomas, Madrona Murphy, Dennis Ryan, Nancy Greene, Annie Albritton

Committee Members Absent: Sandy Bishop

Staff in Attendance: Shannon Wilbur, Linda Kuller, Kendra Smith, Adam Zack

Guests: Rhea Miller, Dusty Forster, Mike Webb, Roxy Webb, Ann Palmer, Jim Potter, Phil Paige, Ann Whirlledge-Karp, Nathan Hodges, Dean Frey

Topic Key Discussion Points and Agreements Actions and Next Steps

<p>Public Comments</p>	<p>Public comments focused on the proposed land use designations in the Village. The committee was asked whether enough land had been included in the commercial designation.</p> <p>Comments also addressed specific parcels: a request to include the parcel at the corner of Fisherman Bay and Hummel Lake Roads in the Village Commercial designation; a request to expand the UGA to include a parcel currently in the reserve area; a request to include parcels along Sunset Lane in the Village Commercial designation; a request was made to include the lots on Kingfisher Lane in the Village Commercial designation.</p> <p>Concerns were also raised about the parking on Eads Lane, including proposing a designated loading zone and/or to make Eads Lane a one way road and include a clear walkway.</p> <p>Concerns were raised about ensuring that work-live options are available and supported through as much of the Village as possible, including pointing out that resilience and disaster recovery depends on affordable housing opportunities. A fresh look at the cottage enterprise requirements to allow for more live-work options was suggested.</p> <p>A request was made to extend the sidewalk along Fisherman Bay Road to Kingfisher Lane.</p>	
<p>Confirm agenda</p>	<p>Nancy moved to confirm the agenda</p> <p>Dennis seconded the motion.</p>	<p>The agenda was confirmed.</p>
<p>Minutes April 27</p>	<p>Corrections and clarifications were made to the minutes.</p> <p>Nancy moved to approve the minutes as corrected. Barbara seconded the motion.</p>	<p>The minutes were approved as corrected.</p>
<p>Stormwater, Kendra Smith</p>	<p>Kendra introduced herself and updated the committee on the plans for stormwater projects in Lopez Village. The Farmers Market project has now been funded; plantings in existing road ditches is</p>	



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	<p>going ahead; aesthetics, herbivory, and the potential to include edible plant rain gardens are being explored as well as expanding the easement for water entering Weeks Wetland.</p> <p>The committee asked about community review. The projects should be taking place by next fall, and public review will include example details of swales.</p>	
PW- Shannon	Shannon presented the committee with updated and expanded maps.	
Staff updates	<p>The speed limit in the Village has been reduced to 20 mph but will not be enforced until new signs are installed.</p> <p>The County Council passed a resolution to sell the public works property located in the Village for development into affordable housing.</p> <p>On May 18th the County Council and the Planning Commission are holding a joint public hearing on the Comp Plan vision. There will also be a hearing on the updated flood risk maps.</p>	
Outreach	Committee members are available to make a presentation to the LCCA board if they submit a request. Nancy met with the business peer groups before the committee's recent community meeting.	
Response to public comments	<p>The committee reviewed public comments and reviewed requests to change proposed land use designations.</p> <p>Parcels with proposed split zoning designations were addressed first.</p> <p>Madrona moved to propose including all of the "Treasurewood" parcel in Village Residential.</p> <p>Nancy seconded the motion.</p> <p>Madrona moved to propose including all of the "Bayview" parcel on the corner of Fisherman Bay and Weeks Road in Village Commercial. Annie seconded the motion.</p> <p>Annie moved to propose including the Public</p>	<p>The motion to propose all of the "Treasurewood" parcel in Village Residential passed with one against.</p> <p>The motion to propose all of the "Bayview" parcel in Village Commercial passed unanimously.</p> <p>The committee agreed to leave the split parcel on Old Post Road as is (half Village Commercial, half Village Residential)</p> <p>The motion to propose the Public Works parcel as Village Residential passed unanimously.</p> <p>The motion to propose including the Forster parcel in Village Commercial passed with 3</p>



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	<p>Works Parcel in Village Residential.</p> <p>Dennis seconded the motion.</p> <p>There was a discussion of the path easement that this parcel includes.</p> <p>Madrona moved to propose including the Forster parcel (across from the library on Hummel Lake Road) in the Village Commercial designation.</p> <p>Annie seconded the motion.</p> <p>There was a discussion of traffic, the potential for the parcel to be subdivided into many smaller parcels (no minimum lot size) and the importance of considering the impact of commercial development on the overall flow and design of the Village. Caution in making changes to the proposed designations without careful consideration of all of the impacts was urged.</p> <p>Madrona moved to propose including the 2 parcels along Kingfisher Road along with the 2 parcels south of Milagra in the Village Commercial designation.</p> <p>There was no second for the motion.</p>	<p>in favor and 2 against.</p> <p>The committee asked Linda to propose a second tier of cottage enterprise that would include more parking.</p> <p>The committee will continue discussion and decisions on changes to the proposed land use designations at its next meeting.</p>
<p>Population, land capacity analysis, parking</p>	<p>Adam introduced the land capacity analysis including the concept of Floor Area Ration for commercial and industrial development and some of the assumptions used. The committee discussed whether 1000 square feet is a reasonable assumption for a mixed-use residence. The committee agreed that 1000 square feet works as an assumption for the capacity analysis. Parcel numbers for the current mixed use buildings would be useful to his modeling.</p>	<p>Committee members will submit comments on the land capacity analysis model to Adam.</p>
<p>Adjourn</p>	<p>The meeting adjourned at 12:35pm</p>	