



PLANNING COMMISSION

AGENDA

August 26, 2014

ROLL CALL: FAKKEMA _____ WASINGER _____
 JENSEN _____ PETERSON _____
 FREEMAN _____ SCHLECHT _____

1. **Approval of Minutes – July 22, 2014**
2. **Public Comment** – Planning Commission will accept public comment for items not otherwise on the agenda for the first 15 minutes of the Planning Commission meeting.

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3. **2014 COMPREHENSIVE PLAN AMENDMENT – AMENDMENT/CORRECTION TO THE URBAN GROWTH AREAS (UGA)** – Public Hearing

The Planning Commission will conduct a public hearing on amendments proposed to correct the City’s UGA boundaries to reflect the County’s decision on the 2005 amendments. This is a correction to the City’s Future Land Use Map which will remove areas that were added in 2005. Additions to the UGA are not proposed at this time. The Planning Commission was introduced to the topic at the July 22, 2014 meeting. The City Council will consider this amendment along with other 2014 Comprehensive Plan Amendments at the end of this year.

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4. **2014 COMPREHANSIVE PLAN AMENDMENT – SCENIC VIEWS** – Public Hearing

The Planning Commission will conduct a public hearing to amend the Comprehensive Plan and add scenic views identified in a study that was initiated in 2012. The Study went through a public participation process and a criteria based review of several views from and within the City. The Planning Commission has identified 4 viewsheds (Northbound SR 20 – Scenic Heights to Erie, Waterfront Trail, Regatta Drive– SE 8th to Pioneer Way, Southbound SR 20 and NE 16th Ave) to be considered for protection. The Planning Commission will formulate a recommendation to the City Council on this amendment. The City Council will consider this amendment along with other 2014 Comprehensive Plan Amendments at the end of this year.

MINUTES

July 22, 2014

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
July 22, 2014**

ROLL CALL: Present: Keith Fakkema, Bruce Freeman, Sandi Peterson, Greg Wasinger and Kristi Jensen
Absent: Ana Schlecht
Staff Present: Senior Planner, Cac Kamak

Chairman Fakkema called the meeting to order at 7:30 p.m.

MINUTES: MS. PETERSON MOVED, MR. FREEMAN SECONDED, MOTION CARRIED TO APPROVE THE JUNE 24, 2014 MINUTES AS PRESENTED.

PUBLIC COMMENT:

No comments.

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT – 1000 SE CITY BEACH STREET - Public Meeting

Mr. Kamak displayed a PowerPoint presentation (Attachment 1) which listed the criteria used to review the land use map amendment proposed for 1000 City Beach Street. The property is owned by the City and is currently designated as High Density Residential. The proposal is to change the land use designation to Public Facilities (PF). Since the City owns the property that it will not likely be developed as High Density Residential so Public Facilities is a more suitable designation for the property.

Mr. Fakkema opened the public hearing at 7:43 p.m. Seeing none the public hearing was closed.

Planning Commission Discussion

Planning Commission asked who would be responsible for the costs associated with transferring the remains to the property. Mr. Kamak indicated that the settlement agreement with the Tribe is that if the PF land use designation is approved the property will be transferred to the tribe so that the remains from Pioneer Way can be placed at this site and the tribe would be responsible for arrangements on the property.

ACTION: MR. FREEMAN MOVED, MS. PETERSON SECONDED, MOTION CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE THE AMENDMENT TO THE FUTURE LAND USE MAP CHANGING THE DESIGNATION OF 1000 SE CITY BEACH STREET FROM HIGH DENSITY RESIDENTIAL TO PUBLIC FACILITIES.

2014 COMPREHENSIVE PLAN AMENDMENT – CORRECTION TO URBAN GROWTH AREA (UGA) – Public meeting

Mr. Kamak displayed a map (Attachment 2) showing the areas to be removed from the City's UGA. Mr. Kamak explained that the areas were added to the City's UGA during the 2005 Comprehensive Plan amendment cycle and that the County denied all of UGA expansion areas except for one area north of Ault Field Road. The City appealed the County's decision to the Growth Management Board and Superior Court which upheld the County's decision. Now the

City needs to correct the map to remove those areas from the map to be consistent with the County.

Mr. Fakkema asked for public comments.

Hap Fakkema (2427 Moss Lane, Oak Harbor) asked if the 2005 population projections were less than projected. Mr. Kamak said that the rate of population growth has dropped over the last ten years so the population projection was not even close.

Hap Fakkema asked what the timeline was for processing requests to be added to the UGA. Mr. Kamak said no properties will be added this year. The work program is to do the buildable lands analysis for the entire County this year and toward the end of this year or beginning of next year we will see what population needs to be accommodated within Oak Harbor and whether there is capacity within the current UGA to accommodate the population. If not, then a strategy will be formulated.

ADJOURN: 7:59 p.m.

Minutes submitted by: Katherine Gifford

DRAFT

**1000 SE CITY BEACH STREET
LAND USE CHANGE
HIGH DENSITY RESIDENTIAL
TO PUBLIC FACILITIES**

2014 Comprehensive Plan Amendment



- OHMC 18.15.080 – Review Criteria**
- (1) The amendment will not adversely affect the public health, safety and welfare in any significant way.
 - (2) The proposed amendment is consistent with the overall goals and intent of the comprehensive plan.
 - (3) The amendment is in compliance with the Growth Management Act and the countywide planning policies.
 - (4) The amendment addresses the needs or changing circumstances of the community as a whole or resolves inconsistencies in the city's comprehensive plan.
 - (5) Environmental impacts from the amendments have been addressed through SEPA review and/or measures have been included that reduce possible impacts.

OHMC 18.15.080 – Review Criteria

- 6) The amendment is consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations.
- 7) The amendment is generally compatible with neighboring land uses and surrounding neighborhoods.
- 8) The proposed amendment accommodates new policy direction from the city council.
- 9) Other specific criteria that may have been identified at the beginning of the process.

Recommended Action

- Conduct Public Hearing
- Recommend amending the Future Land Use Map designation for 1000 SE City Beach Street from High Density Residential to Public Facilities.

County Approved UGA Expansion

A

B

C

D

AREAS (A,B,C, & D) TO BE REMOVED FROM THIS CITY'S UGA



0 1000 2000 3000 SCALE IN FEET

Legend

- Navy Land
- City Limits
- UGA-City Adopted



Urban Growth Area
Amendment /
Corrections

2014 Comprehensive Plan
Amendment

Correction to Urban Growth Area
(UGA)

Public Hearing

CITY OF OAK HARBOR PLANNING COMMISSION

TO: PLANNING COMMISSION
FROM: CAC KAMAK, SENIOR PLANNER
SUBJECT: COMPREHENSIVE PLAN AMENDMENT – URBAN GROWTH AREA AMENDMENT/CORRECTION
DATE: AUGUST 26, 2014
CC: STEVE POWERS, DEVELOPMENT SERVICES DIRECTOR

PURPOSE:

The purpose of this report is to review the Comprehensive Plan Amendment proposed to correct the Urban Growth Area (UGA) boundaries and reflect the County’s decision regarding the 2005 UGA expansion. The correction involves removing areas from the City’s Future Land Use map that was originally adopted in 2005. Undertaking this correction and amending the Future Land Use map will allow the City to set a clean slate for discussions regarding the 2016 update to the Comprehensive Plan and the next twenty year population projection.

PROCESS:

The process to amend the Comprehensive Plan is regulated by OHMC 18.15. This Future Land Use Map amendment was placed on the preliminary docket this year to correct the map so that it is not confusing when discussion of the next 20 year population projection occurs for the County. Public notification on the project will be in accordance to the requirements set forth in OHMC 18.20.380(5). The land use change along with the other comprehensive plan amendments will be reviewed by the applicable criteria established under OHMC 18.15.080.

BACKGROUND

The City adopted a Future Land Use Map in 2005 with amendments to its UGA boundaries based on a population projection and land capacity analysis. At that time, efforts to determine population projections and land capacity were done by the local jurisdiction and then forwarded to the County for action. Therefore, the City adopted areas for expansion, denoted by green dotted lines in the attached map (Exhibit A). The City then forwarded the amendments to the County for final approval. However, the County did not agree on all the proposed amendments and the issue was debated for several years. Eventually the County approved a UGA expansion that included only the area on the northeast corner of Goldie Road and Ault Field Road. The City appealed the decision; however the Growth Management Board and the Courts upheld the County’s decision.

DISCUSSION

The City is therefore utilizing the 2014 Comprehensive Plan Amendment's annual review process to change the UGA boundaries and reflect the County's decision. Since the Future Land Use Map is part of the City's Comprehensive Plan, the process established in OHMC 18.15 must be followed to amend it and reflect the correction.

Correcting the Future Land Use map in 2014 will provide a clean slate to discuss the 2016 amendments and the next 20 year population projection that is required as part of the major update. Therefore the areas that are hatched on Exhibit B are recommended for removal from the City's UGA. There are no additional areas proposed to be added at this time.

Property owners of the areas that are to be removed have been notified of this amendment by mail. Citizens that participated in the 2005 UGA amendment have also been notified of this correction. Staff has received a few phone calls from property owners to clarify the amendment and those owners have not raised any specific concerns regarding the correction.

The City and the County are approaching population projections and UGA amendments slightly differently this time. The County and Municipalities have worked collaboratively in updating the 20 year projection for the 2016 Comprehensive Plan update. The City and the County are also working jointly on the Buildable Lands Analysis for the entire County. This collaborative work will help the City and the County to jointly determine if the UGA boundaries need to be amended with the 2016 update.

Review Criteria

OHMC 18.15.080 establishes the criteria to review annual amendments to the Comprehensive Plan where the criteria are applicable. The criteria and their review are provided below.

- (1) The amendment will not adversely affect the public health, safety and welfare in any significant way.

Correcting the UGA boundaries on the City's Future Land Use Map will not adversely affect the public health, safety and welfare in a significant way.

- (2) The proposed amendment is consistent with the overall goals and intent of the comprehensive plan.

This proposed amendment to the Future Land Use Map should be considered as a correction rather than a removal of residential capacity. Removing these areas from the City's Future Land Use Maps will make the UGA boundaries consistent with the County, and "consistency" is an important goal of the Growth Management Act and the City's Comprehensive Plan.

- (3) The amendment is in compliance with the Growth Management Act and the countywide planning policies.
“Consistency” is one of the prime reasons the requirements of the Countywide Planning Policies and the Growth Management Act. Correcting the UGA boundaries on the City’s Future Land Use Map to reflect the County’s decision is promoting consistency between the jurisdictions’ plans and is therefore furthering the goals of the Growth Management Act and the County Wide Policies.
- (4) The amendment addresses the needs or changing circumstances of the community as a whole or resolves inconsistencies in the city’s comprehensive plan.
This amendment is proposed to resolve the inconsistency that resulted from the County’s decision on the 2005 UGA amendments. Correcting the Future Land Use Map will allow the City and the County to work forward on the 2016 Comprehensive Plan Amendments and determine the needs and changing circumstances of the community.
- (5) Environmental impacts from the amendments have been addressed through SEPA review and/or measures have been included that reduce possible impacts.
There are no immediate environmental impacts from correcting the Future Land Use Map.
- (6) The amendment is consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations.
This amendment corrects the Future Land Use Map to reflect the County’s decision on the 2005 UGA Amendments. The areas that were added in 2005 were based on a capacity analysis done by the City at that time. However, the County determined that additional lands were not needed by the City to meet its 20 year growth projections. Correcting the Future Land Use Map will allow the City and the County to work together on the 2016 Comprehensive Plan Amendments and determine if additional capacity is needed for the next 20 year projection.
- (7) The amendment is generally compatible with neighboring land uses and surrounding neighborhoods.
This criterion is not applicable to this amendment and is intended for change in land uses.
- (8) The proposed amendment accommodates new policy direction from the city council.
This is not applicable for this change since it does not address a new policy direction.
- (9) Other specific criteria that may have been identified at the beginning of the process.

Not applicable.

From the above review, it can be determined that there will not likely be any immediate adverse impacts from correcting the Future Land Use Map to be consistent with the County's decision on the 2005 UGA Amendments.

The 2016 Update to the Comprehensive Plan for Island County and Oak Harbor will provide an opportunity for both jurisdictions to work together in determining the development capacities in the County and the City and jointly determining whether the UGA boundaries need to be amended. Working cooperatively will help avoid future inconsistencies in the demarcation of the UGA.

RECOMMENDATION

- Conduct Public Hearing
- Recommend amending the Future Land Use Map to remove areas from the UGA on the City's Future Land Use Map to be consistent with the County's decision on the 2005 UGA Amendments.

City of Oak Harbor
 Future Land Use Map Designation Map
 Adopted December 2012

- City Boundary
- Urban Growth Boundary* (City of Oak Harbor Adopted)
- Urban Growth Boundary* (Island County Adopted)
- Central Business District
- Enterprise Area
- NAS Noise Subdistricts
- Federal
- NAS Whidbey Accident Potential Zones
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3

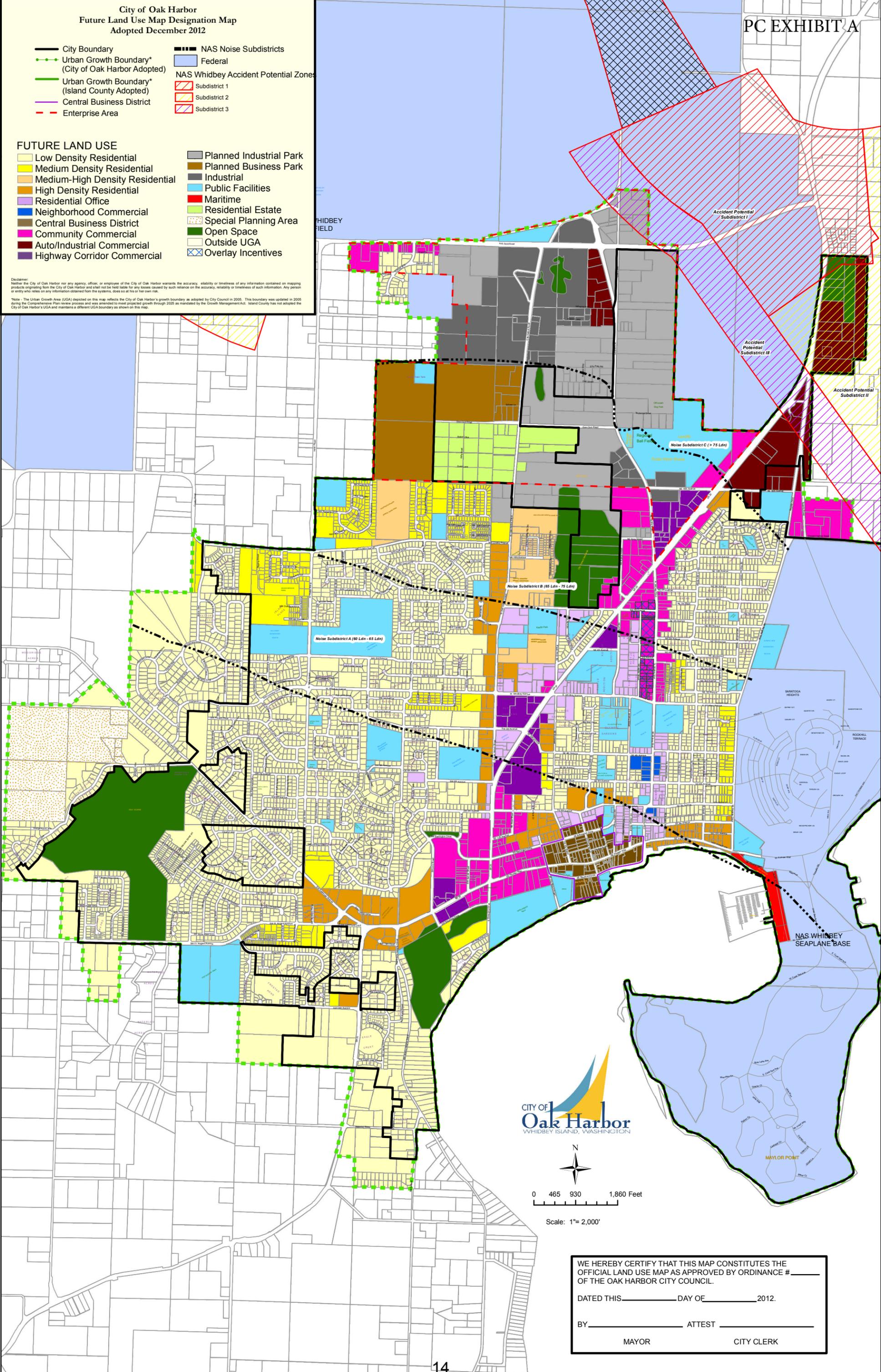
FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Office
- Neighborhood Commercial
- Central Business District
- Community Commercial
- Auto/Industrial Commercial
- Highway Corridor Commercial
- Planned Industrial Park
- Planned Business Park
- Industrial
- Public Facilities
- Maritime
- Residential Estate
- Special Planning Area
- Open Space
- Outside UGA
- Overlay Incentives

Disclaimer: Neither the City of Oak Harbor nor any agency, officer, or employee of the City of Oak Harbor warrants the accuracy, reliability or timeliness of any information contained on mapping products originating from the City of Oak Harbor and shall not be held liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information. Any person or entity who relies on any information obtained from the systems, does so at his or her own risk.

*Note - The Urban Growth Area (UGA) depicted on this map reflects the City of Oak Harbor's growth boundary as adopted by City Council in 2005. This boundary was updated in 2005 during the Comprehensive Plan review process and was amended to meet projected growth through 2025 as mandated by the Growth Management Act. Island County has not adopted the City of Oak Harbor's UGA and maintains a different UGA boundary as shown on this map.

PC EXHIBIT A



0 465 930 1,860 Feet

Scale: 1"= 2,000'

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES THE OFFICIAL LAND USE MAP AS APPROVED BY ORDINANCE # _____ OF THE OAK HARBOR CITY COUNCIL.

DATED THIS _____ DAY OF _____ 2012.

BY _____ ATTEST _____

MAYOR CITY CLERK

County Approved UGA Expansion

A

B

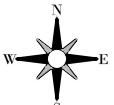
C

D

AREAS (A,B,C, & D) TO BE REMOVED FROM THIS CITY'S UGA

Legend

- Navy Land
- City Limits
- UGA-City Adopted



0 1000 2000 3000 SCALE IN FEET



Urban Growth Area Amendment / Corrections

2014 Comprehensive Plan

Amendment

Scenic Views

Public Hearing

CITY OF OAK HARBOR PLANNING COMMISSION

TO: PLANNING COMMISSION
FROM: CAC KAMAK, SENIOR PLANNER
SUBJECT: COMPREHENSIVE PLAN AMENDMENT – SCENIC VIEWS
DATE: AUGUST 26, 2014
CC: STEVE POWERS, DEVELOPMENT SERVICES DIRECTOR

PURPOSE:

The purpose of this memo is to propose an amendment to the Comprehensive Plan to add language that identifies view corridors in Oak Harbor that is worth preserving. Protecting scenic views is incorporated into several goals and policies, and this amendment will include a few view corridors that have been identified through a study that was initiated in 2012.

BACKGROUND

The Planning Commission chose to add the Scenic View study to the Comprehensive Plan Docket in 2012. The study was categorized as “Discretionary” in accordance with the priority system established in OHMC 18.50.050. The study was initiated with a public outreach effort that solicited photos from citizens on scenic views within Oak Harbor. A wide variety of photos were received from the public.

Prior to reviewing the numerous scenic views initially identified through the public input process, the Planning Commission discussed a set of review criteria to use in evaluating the scenic views. The criteria were established based on various factors such as the viewpoints’ location on private or public property, the significance of a scenic landmark (Oak Harbor Bay, Mt. Baker etc.) and its visibility from public streets, parks and trails. The Planning Commission also weighted the criteria since some factors warranted more importance than others.

Based on the public outreach and staff survey, a list of 27 views was compiled for the Planning Commission’s consideration. The views were discussed with the Planning Commission and each view was rated against the pre-established criteria. The criteria based evaluation narrowed the scenic views of interest to 9 potential views. The Planning Commission reviewed the nine potential views and narrowed it down further 4 views after considering impacts on private property.

DISCUSSION

The final list of views that were identified for protection is listed below.

1. Northbound on SR 20 between SW Scenic Heights Street and SW Erie Street
 2. Southbound on SR 20 between NE 16th Ave and Midway Blvd
 3. SE Regatta Drive between SE 8th Street and SE 10th Street
 4. Waterfront Trail from Windjammer Park to the Oak Harbor Marina
-
1. Northbound SR 20 – Scenic Heights Street to Erie Street. This is an entryway view into the community for the north bound traffic on SR 20. The highway drops down in elevation from

the Swantown Avenue intersection and curves around the intersection on Scenic Heights as the view of Mt. Baker appears beyond the city landscape.



2. Southbound SR 20 at NE 16th Avenue – This is an entryway view into Oak Harbor for the south bound traffic. The snowcapped Olympic Mountains are visible as one approaches the NE 16th Avenue intersection on the highway.



3. Regatta Drive – SE 8th Avenue to SE Pioneer Way – This is another entryway view into the community for people entering via Regatta Drive. The views of the marina and the water start to appear to the southbound traffic after SE 8th Avenue. The elevation drops down from there so the views are above the buildings. The corridor view along the street remains while the view across properties starts to diminish close to SE 10th Avenue.



4. Waterfront Trail – Windjammer Park to Oak Harbor Marina. The trail runs along the shoreline providing open views of the water and the mountains. There are some structures such as windbreakers that can potentially be removed to improve the view.



Waterfront Trail – Windjammer Park



Waterfront Trail – Flintstone Park



Waterfront Trail – Bayshore Drive



Waterfront Trail – Pioneer Way

Proposed Comprehensive Plan Amendment Language

The proposed amendment is to add language to the Urban Design Element of the Comprehensive Plan, specifically Goal 5. The amendment will include language to identify the above mentioned four views. The amendment will also include language to define a “view corridor” since the existing language only defines “viewsheds”. The Comprehensive Plan currently defines “viewsheds” as a view from a single location. Since the views identified for this amendment are along a street or a trail that can be categorized as a “corridor”, the amendment proposes to include a definition for it. The proposed amendment to Goal 5 of the Urban Design Element is provided in Exhibit A.

Review Criteria

OHMC 18.15.080 establishes the criteria to review annual amendments to the Comprehensive Plan where the criteria are applicable. The criteria and their review are provided below.

- (1) The amendment will not adversely affect the public health, safety and welfare in any significant way.

The amendment to add specific scenic view corridors to the Comprehensive Plan may not have a direct relation to the public health, safety and welfare but it will contribute towards sustaining a quality of life that improves the public health, safety and welfare of the community. These views when protected will provide a lasting quality that will attract new residents to Oak Harbor and therefore sustain the well-being of the town and increase the desire to live in this community.

- (2) The proposed amendment is consistent with the overall goals and intent of the comprehensive plan.

There are several goals in the Comprehensive Plan that identify the importance of protecting scenic views. Some of them are listed below along with their relevance to protecting scenic views. There can be competing goals and policies within the Comprehensive Plan when attempting to protect scenic views. This is because views can be categorized into two kinds. One is views from the community (Oak Harbor Bay, The Cascades, The Olympic Mountains etc.) and the other as views within the community such as landscaping, natural areas, street trees, etc. Oak Harbor’s landscape ordinance is a direct implementation of some of the goal and policies to buffer adjacent land uses as well as beautify the community. Setbacks, design guidelines, buffering, retention of natural areas, parking lot landscaping etc. are a few of the zoning requirements that enhance the views and experience within the community. Ironically, sometimes these are some of the reasons that scenic views from Oak Harbor are blocked or compromised. In determining methods to protect scenic views from Oak Harbor, there needs to be a balance between protecting community interests and imposing restrictions on land owners.

Below is a list of goals and policies that are related to scenic views. Some of these are identified with (+) and (-) to indicate their relevance to protecting scenic views from the community.

Comprehensive Plan Goals and Policies	Relevance to Scenic Views and measures to protect them
Land Use Element	
<u>Goal 2 - To retain the character and visual identity of the Oak Harbor area.</u>	This goal in the Comprehensive Plan identifies various policies that the public believes will help to retain the community’s character and identity.
2.a Encourage planned residential development (PRDs) with performance based standards.	PRDs can be used as a form of development to increase densities in certain areas of the site and reduce it in other areas to protect viewsheds.
2.b Consider view corridors	(+) This policy identifies that views <u>from</u>

when planning for development.	Oak Harbor are an essential characteristic to protecting the visual identity of Oak Harbor.
2.c Draft and implement a landscape ordinance for inclusion with development regulations.	This policy places the importance of having good views <u>within</u> Oak Harbor by including landscaping in the City's development regulations. Most developments in Oak Harbor that have landscaping islands in parking lots and on the perimeter of their property are directly related to the implementation of this policy. (-) Measures to reduce landscaping on the perimeter of lots to protect scenic views <u>from</u> Oak Harbor would be, in sorts, against this policy.
<u>Goal 4 - To preserve community character through quality design.</u>	
4.a Encourage city beautification through design and quality standards for landscaping of both public facilities and private development.	This policy addresses the visual interest created within the community by including landscaping for both public and private development
4.c Require all public facilities constructed by public agencies to be appropriately landscaped and designed.	The policy requires public facilities such as parks, open spaces, recreational areas, streets, public buildings etc. to be landscaped. Landscaping is one of those polices that is repeated several times within the Comprehensive Plan as a way to further various goals of the community.
4.d Identify, preserve and enhance desired views of water, mountains or other unique landmarks or landscape features. Such views should be regarded as important and valuable civic assets.	(+) This policy directly addresses the preservation of views, and their importance and value to the community.
Urban Design Element	
<u>Goal 5 - Protect viewsheds and view corridors.</u> Discussion: The City of Oak Harbor defines viewsheds as a panoramic view from a single location. Significant viewsheds include views of Mt. Baker, Mt. Rainier, Cascade mountain range, Olympic mountain range, Oak Harbor Bay, Maylor Point (especially wooded and tidal flat	(+) This goal directly addresses the importance of view corridors <u>from</u> Oak Harbor by identifying some major points of interest that can be viewed from Oak Harbor. This goal also provides a link between view corridors and a desire to protect them by appropriately guiding development.

<p>areas) and Saratoga Passage. The view corridors and viewsheds within the City should be identified and accurately mapped at a useable scale so they can appropriately guide development.</p>	
<p>5.a Consideration of building impacts on viewsheds and view corridors shall be exercised in all developments, and mitigation measures shall be applied to protect existing views.</p> <p>Discussion: The City may incorporate policies and guidelines to protect these resources, such as developing: a unified bulk program for building envelopes; performance based zoning; and, density bonuses as development incentives.</p>	<p>(+) This policy provides some direction on ways to protect scenic corridors. This policy also recognizes that the blocking scenic view is a impact and calls for the application of “mitigation” measures to protect the larger interest of preserving community character and visual identity.</p>
<p>5.b Landscape buffers shall be required along major arterials, retaining existing vegetation where possible.</p>	<p>(-) This policy addresses views <u>within</u> Oak Harbor and its enhancement through landscaping. However, measures to protect viewsheds <u>from</u> Oak Harbor of the mountains and water by minimizing landscaping or eliminating them may contradict with this policy.</p>
<p>5.c Free standing business signs should be consistent with the speed limit of roadways, and the character of land use districts.</p>	<p>This is not directly applicable to protecting views but suggests that signs can be regulated to serve specific roadways and land use districts.</p>
<p>5.d Developments along Oak Harbor's waterfront should enhance the area's natural and physical aesthetics.</p>	<p>This policy again indicates the importance to the community on natural areas and physical aesthetics.</p>
<p>5.e Scenic transportation routes should be identified. Adjacent properties owners will be encouraged to protect scenic values.</p>	<p>(+) This policy directly encourages property owners adjacent to scenic viewsheds and corridors to protect them.</p>
<p>5.f The City and the Navy should cooperate on the protection of viewsheds and view corridors.</p>	<p>The policy indicates the importance of protecting scenic views at the inter-governmental level.</p>
<p>Parks and Recreation Element</p>	
<p><u>Open Space</u></p> <p>k. Identify and protect important “view corridors”</p>	<p>This policy suggests identifying the “view corridors” and then protecting them.</p>

that provide visual access to scenic vistas.	
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(3) The amendment is in compliance with the Growth Management Act and the countywide planning policies.

The proposed change to include scenic view corridors in the Comprehensive Plan does not create any inconsistencies with the Growth Management Act or the County Wide Policies.

(4) The amendment addresses the needs or changing circumstances of the community as a whole or resolves inconsistencies in the city’s comprehensive plan.

Identifying and protecting scenic views within the community was initiated by the community during the Comprehensive Plan Docket process and approved by the City Council. Therefore this can be viewed as addressing a need within the community.

(5) Environmental impacts from the amendments have been addressed through SEPA review and/or measures have been included that reduce possible impacts.

There are no immediate environmental impacts from adding language in the Comprehensive Plan to identify the scenic corridors within Oak Harbor. However, some of the view corridors that are identified for protection may involve working with a private owner during the design of a development. Any impacts to the environment for protecting these views can be mitigated with the development of property.

(6) The amendment is consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations.

The proposed language to identify and protect scenic views will not impact growth projections and is not applicable to this amendment

(7) The amendment is generally compatible with neighboring land uses and surrounding neighborhoods.

Identifying and protecting scenic view corridors will not create incompatibilities in land uses or the surrounding neighborhoods. Any impacts during site development can be mitigated at the time of development review.

(8) The proposed amendment accommodates new policy direction from the city council.

The City Council’s approval of the Comprehensive Plan Amendment docket every year provides the policy direction necessary to do studies such as this. Identifying and protecting scenic views from Oak Harbor is not a new policy direction since there are several goals and policies currently in the Comprehensive Plan to address it. This amendment identifies key locations within the City for consideration.

(9) Other specific criteria that may have been identified at the beginning of the process.

The Planning Commission identified specific criteria to review the scenic views. The criteria are listed below along with the importance of each criterion. Each criterion was given a rating scale provided at the bottom of the table below. All the scenic views

identified through the study have been reviewed against these criteria.

Proposed Criteria	Rating Scale*
View from public property	H
View from streets	
SR 20	M
Arterial	M
Collector	L
Local	L
View from a pedestrian route	H
View of a specific landmark	H
The need to buy property	D1
The need for special zoning regulations	D
Entry way views	H
Waterfront connectivity	H
Total	

*Rating Scale: H= High(100 points), M=Medium(50 points), L=Low(25 points), D1=Deduct (-100 points) and D = Deduct (-50 points)

From the above review, it can be determined that the proposed amendment to the Comprehensive Plan will further several goals within the Plan and will likely not create adverse impacts to the community.

RECOMMENDATION

- Conduct Public Hearing
- Recommend amending the Comprehensive Plan, specifically Goal 5 of the Urban Design Element with language as proposed in Exhibit A.

Goal 5 - Protect viewsheds and view corridors.

Discussion

The City of Oak Harbor defines viewsheds as a panoramic view from a single location. Significant viewsheds include views of Mt. Baker, Mt. Rainier, Cascade mountain range, Olympic mountain range, Oak Harbor Bay, Maylor Point (especially wooded and tidal flat areas) and Saratoga Passage. View corridors are defined as views of landmarks or landscapes that are visible along a traveled path such as a public street or trail such as SR 20, SE Pioneer Way and the waterfront trail. The view corridors and viewsheds within the City should be identified and accurately mapped at a useable scale so they can appropriately guide development.

The City conducted a scenic view study in 2014 and determined that the following view corridors are important to protect.

- Northbound on SR 20 between SW Scenic Heights Street and SW Erie Street
- Southbound on SR 20 between NE 16th Ave and Midway Blvd
- SE Regatta Drive between SE 8th Street and SE 10th Street
- Waterfront Trail from Windjammer Park to the Oak Harbor Marina

The protection of the scenic views identified above should be done in coordination with adjacent property owners at the time of development using the policies listed below in conjunction with the application of existing design guidelines and administrative design flexibility.

Policy: 5.a Consideration of building impacts on viewsheds and view corridors shall be exercised in all development, and mitigation measures shall be applied to protect existing views.

Discussion

The City may incorporate policies and guidelines to protect these resources, such as developing: a unified bulk program for building envelopes; performance based zoning; and, density bonuses as development incentives.

5.b Landscape buffers shall be required along major arterials, retaining existing vegetation where possible.

- 5.c** Free standing business signs should be consistent with the speed limit of roadways, and the character of land use districts.
- 5.d** Development along Oak Harbor's waterfront should enhance the area's natural and physical aesthetics.
- 5.e** Scenic transportation routes should be identified. Adjacent properties owners will be encouraged to protect scenic values.
- 5.f** The City and the Navy should cooperate on the protection of viewsheds and view corridors.