

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
August 26, 2014**

**ROLL CALL: Present:** Keith Fakkema, Bruce Freeman, Sandi Peterson, Greg Wasinger and Ana Schlecht  
**Absent:** Kristi Jensen  
**Staff Present:** Development Services Director, Steve Powers

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

**MINUTES: MS. PETERSON MOVED, MR. WASINGER SECONDED, MOTION CARRIED TO APPROVE THE JULY 22, 2014 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

**Angie Homola** (2362 Happy Lane) thanked the Planning Commission for their hard work and spoke about the importance of working closely with other jurisdictions on long range planning and about conservation futures funds available through the County to help secure land.

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

Mr. Powers reported that the Planning Commission was introduced to this topic at the July 22, 2014 meeting. This Comprehensive Plan amendment is a correction to the City's Future Land Use Map which will remove areas that were added in 2005.

Mr. Fakkema opened the public hearing at 7:37 p.m.

**Al Williams** (1875 Ft. Nugent Rd.) spoke in favor of the amendment.

**Debbie Lagasse** (1975 Meridian St.) asked when the West Ridge area might be absorbed into the City and what the timeline would be.

**Angie Homola** (2362 Happy Lane) noted that she was also speaking on behalf of the Swan Lake Preservation Group and spoke in favor of the amendment.

**Hap Fakkema** (2427 Moss Lane) spoke on behalf of Beach View Farms and asked the Planning Commission to look again at what Beach View Farms offered during the 2005/2007 Comprehensive Plan cycle as it offers endless potential uses for the City.

The public hearing was closed at 7:45 p.m.

Mr. Powers spoke to Ms. Lagasse's question stating that the amendment before the Planning Commission tonight doesn't do anything that would affect Ms. Lagasse's property. Mr. Powers noted that her property was already in the UGA and at some point the area could be annexed into the City but the City does not initiate the annexation, the property owners would have to initiate the annexation request.

**Planning Commission Discussion**

Mr. Freeman commented on the importance of the map reflecting correct information.

**ACTION: MS. PETERSON MOVED, MR. WASINGER SECONDED, MOTION CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE THE AMENDMENTS TO THE FUTURE LAND USE MAP TO BE CONSISTENT WITH THE COUNTY'S DECISION ON THE 2005 UGA AMENDMENTS.**

**2014 COMPREHENSIVE PLAN AMENDMENT – SCENIC VIEWS – Public Hearing**

Mr. Powers summarized the project background, Comprehensive Plan amendment review criteria and presented proposed language amendments to Comprehensive Plan Goal 5 titled "Protect viewsheds and view corridors."

The public hearing was opened at 8:54 p.m.

**Angie Homola** (2362 Happy Lane) spoke in favor of the amendment and asked the Planning Commission to include additional areas as described and photographed in materials she provided for the record (PC Attachment 1).

The public hearing was closed at 7:56 p.m.

Planning Commission Discussion

Planning Commission asked staff about the process for adding additional view corridors in the future and noted their wish not to infringe on private property rights with additional regulations.

**ACTION: MR. FREEMAN MOVED, MS. SCHLECHT SECONDED, MOTION CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE AMENDING COMPREHENSIVE PLAN GOAL 5 OF THE URBAN DESIGN ELEMENT WITH LANGUAGE AS PROPOSED IN EXHIBIT A OF THE STAFF REPORT.**

**ADJOURN: 8:02 p.m.**

Minutes submitted by: Katherine Gifford

2014 August 26 Oak Harbor Planning Commission Meeting  
Angie Homola

Scenic Corridors:

Recommended addition to include the section of HWY 20 between the intersection of Swantown and Hwy 20 to Scenic Heights at HWY 20. This is the primary and best vantage point of Oak Harbor as scene by visitors and residents alike from. From this location, traveling north and west, the elevation drops to sea level at which point only corridors between structures, and what open space has been secured gain retain water views.

This is the namesake of our city and it would be advantageous to maintain the vistas of the harbor and Cascade Mountains beyond.

STRONGLY RECOMMEND MUNICIPAL CODE INCLUDE LANGUAGE  
of ZONING REQUIREMENTS TO SPELL OUT JUST HOW  
THESE SCENIC CORRIDORS ARE TO BE ACHIEVED.

SCENIC HEIGHTS IS IN THE DISTANCE  
THIS IS AT THE SWANTOWN & HWY 20  
INTERSECTION -



Heading Toward SCENIC HEIGHTS FROM SOUTH TO NORTH

HEADING NORTH TOWARD SCENIC HEIGHTS



Hwy 20 at Swantown looking North





Hwy 20 at Scenic Heights

Note the first floor of the pending second and third floor residential condos proposed which will cut off the view of the water beyond.

X THIS VISTA WILL BE TERMINATED  
WHEN THE FULL BUILD OUT OCCURS