

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
October 28, 2014**

**ROLL CALL: Present:** Keith Fakkema, Bruce Freeman, Sandi Peterson, Ana Schlecht and Cecil Pierce  
**Absent:** Greg Wasinger and Mike Piccone  
**Staff Present:** Development Services Director, Steve Powers; City Engineer, Joe Stowell; Senior Planner, Cac Kamak and Associate Planner Ray Lindenburg

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

**MINUTES: MR. FREEMAN MOVED, MS. SCHLECHT SECONDED, MOTION CARRIED TO APPROVE THE SEPTEMBER 23, 2014 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

None.

**SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) – Public Hearing**

Mr. Stowell displayed a PowerPoint presentation (PC Attachment 1) summarizing the purpose, background and projects listed in the TIP. Mr. Stowell concluded by recommending that the Planning Commission hold a public hearing and recommend that the City Council to approve the 2015-2020 TIP.

Mr. Fakkema opened the public hearing for public comment at 7:38 p.m. Seeing none the public hearing was closed.

Planning Commission Discussion

Planning Commission asked how accessible grants are for the projects listed on the TIP and the Capital Improvement Program (CIP). Mr. Stowell said that the projects have to meet certain criteria and that there are finite funds available. Mr. Powers explained that for the TIP, the focus is on Regional Transportation Planning Organization (RTPO) grants which are federal dollars that flow through the State, through the County to local jurisdictions. The primary reason for the TIP is to make the projects listed in the TIP eligible for RTPO grant funds. The grant funds listed next to some of the projects in the Capital Improvement Program are staff's best estimate of realistically available sources for grants. Street projects include RTPO grants and Transportation Improvement Board (TIB) grants.

**ACTION: MS. PETERSON MOVED, MR. FREEMAN SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE 2015-2020 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM.**

**2014 COMPREHENSIVE PLAN AMENDMENTS; 2015 – 2020 CAPITAL IMPROVEMENT PLAN – Public Hearing**

Mr. Kamak displayed a PowerPoint presentation (PC Attachment 2) which summarized the Comprehensive Plan amendment process, background, criteria and the amendments which include:

- Updates to the Capital Improvement Plan 2015 - 2020
- Amendment to the future land use map to correct the UGA boundaries

- Amendment to the future land use map to change the land use designation of 1000 SE City Beach Street from High Density Residential to Public Facilities
- Amending Goal 5 of the Urban Design Element to add scenic corridors identified through a scenic view study

Mr. Kamak concluded his presentation by recommending that the Planning Commission hold a public hearing on the CIP 2015-2020 and make a recommendation to the City Council to adopt the 2014 Comprehensive Plan Amendments.

Mr. Fakkema opened the public hearing at 7:58 p.m. for public comment. Seeing none the public hearing was closed.

**ACTION: MS. SCHLECHT MOVED, MS. PETERSON SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE 2014 COMPREHENSIVE PLAN AMENDMENTS THAT INCLUDE UPDATES TO THE CAPITAL IMPROVEMENTS PLAN (CIP), AMENDMENTS TO THE FUTURE LAND USE MAP TO CORRECT THE UGA BOUNDARIES AND CHANGE THE DESIGNATION OF 1000 SE CITY BEACH STREET FROM HIGH DENSITY RESIDENTIAL TO PUBLIC FACILITIES, AND AMENDING GOAL 5 OF THE URBAN DESIGN ELEMENT TO ADD SCENIC CORRIDORS IDENTIFIED THROUGH A SCENIC VIEW STUDY.**

**DRAFT COUNTYWIDE PLANNING POLICIES – Public Meeting**

Mr. Powers displayed a PowerPoint presentation (PC Attachment 3) which summarized the Growth Management Act requirements for county-wide planning policies including what the policies must address. Mr. Powers also introduced Will Simpson of the Island County Planning and Community Development.

Mr. Powers explained that the county-wide planning policies establish a framework by which all of the jurisdictions produce their GMA Comprehensive Plan. GMA requires that jurisdictions have Comprehensive Plans that are consistent with each another and the County takes the lead in the process. Mr. Powers stated that the current draft has clear definitions, is more detailed, acknowledges differences between rural and urban area and includes a “how to” section.

The next steps will be to continue work with County & others, a joint workshop with City Council and Planning Commission and public hearings with the Planning Commission and then the City Council.

Planning Commission Discussion

Planning Commission asked staff about annexations and county enclaves.

Mr. Fakkema asked for public comment seeing none the meeting was adjourned.

**ADJOURN: 8:20 p.m.**

Minutes submitted by: Katherine Gifford

## Transportation Improvement Program 2015-2020



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## Purpose

- Meet the public hearing requirement
- Seek Planning Commission's recommendation of the 2015-2020 Transportation Improvement Program (TIP) to City Council



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## Background

- Required by State Law
- Updated every year
- 6 year plan
- TIP is used to facilitate use of Federal transportation funds on City projects



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## Background

- Plan is forwarded to the Regional Transportation Planning Organization (RTPO)
- RTPO in turn submits a regional TIP to the State
- State prepares statewide TIP in January of each year



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## Projects

1. SW Heller Street Improvements – Swantown to Whidbey
2. Whidbey Avenue Reconstruction – Heller to Regatta
3. Midway / NE 7<sup>th</sup> – Intersection Signalization
4. Eagle Vista Extension – SR-20 to SW Rosario Place
5. SE 4<sup>th</sup> Reconstruction – Midway to Ely



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## Projects

6. SR-20 Improvements – Roundabouts
7. Whidbey Avenue Pedestrian Crossing
8. Water Front Trail Enhancement Project
9. NW Heller Street Overlay - Whidbey to Crosby
10. Update to the Transportation Element of the Comprehensive Plan



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## New TIP Projects

9. NW Heller Street Overlay:

- 2-inch-thick overlay of the surface of NW Heller Street from West Whidbey Avenue to NW Crosby Avenue.
- Purpose: Preservation of the existing road by replacing the wearing surface.
- Curb ramps will also be reconstructed; enhances safety and increases compliance with the ADA.



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## New TIP Projects

10. Update of the Transportation Element of the Comprehensive Plan:

- Required by GMA.
- Foundation for all planned transportation projects.



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## Funding

- No funds required to develop TIP



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## Requested Action

- Conduct a public hearing on the 2015-2020 TIP
- Recommend that City Council adopt the 2015-2020 six-year Transportation Improvement Program



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# 2014 COMPREHENSIVE PLAN

Annual Amendments

- ## Process
- October 2013 – notice on amendments
  - December 1, 2013 – deadline for sponsored amendments
  - January 2014 – Public Hearing on preliminary docket before the Planning Commission
  - March 2014 – City Council adopts the annual docket
  - April – September – review, analysis and hearing on individual amendments
  - August end – notification to Department of Commerce
  - September – SEPA checklist
  - October – SEPA Determination
  - October – Planning Commission Hearing
  - November/December – City Council Action on Amendments

- ## 2014 Annual Docket
- Land Use Change – 1000 SE City Beach Street from High Density Residential to Public Facilities
  - UGA Boundary amendment/correction
  - Scenic View corridors
  - Capital Improvements Plan 2015-2020

- ## 2014 Amendments
- 1000 SE City Beach Street – High Density Residential to Public Facilities – Public Hearing conducted on June 24, 2014 – recommended approval
  - UGA Boundary amendment/correction – Public Hearing conducted on August 26, 2014 – recommended approval
  - Scenic View corridors – Public Hearing conducted on August 26, 2014
  - Capital Improvements Plan 2015-2020 – introduced on September 23 and Public Hearing October 28, 2014.

- ## Capital Improvements Plan 2015-2020
- Changes to the format
  - Updated statistics
  - Updated Revenues and expenditures
  - Schedules based on available resources
  - Considered part of the annual amendment process but will be adopted with the budget

## Capital Improvements Plan 2015-2020

### Streets

Projects	Total Project Costs	Schedule						
		2015	2016	2017	2018	2019	2020	
Local Street Overlay	2,100,000	0	0	500,000	500,000	500,000	550,000	
Bayshore Drive Extension	3,500,000	0	0	0	0	3,500,000	0	
Whidbey Avenue Crosswalk	224,500	224,500	0	0	0	0	0	
Waterfront Trail Veterans Park	150,000	150,000	0	0	0	0	0	
Haller Street Overlay (Whidbey to Credit)	145,000	0	0	0	0	145,000	0	
W. Pioneer City Beach/Bayshore Intersection	300,000	0	0	0	0	300,000	0	
Professional Access Improvements	498,000	0	0	114,000	122,000	128,000	134,000	
<b>Capital Project Expenditures</b>	<b>\$7,017,500</b>	<b>\$374,500</b>	<b>\$0</b>	<b>\$614,000</b>	<b>\$622,000</b>	<b>\$4,933,000</b>	<b>\$684,000</b>	
<b>Revenue Sources</b>	<b>6-Year Total</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	
Contributions from Beginning Fund Balance								
Streets (Fund 101)	\$1,000,000	\$0	\$0	\$250,000	\$250,000	\$250,000	\$250,000	
Utilities (Fund 105)	200,000	0	0	0	0	100,000	100,000	
Transportation Capital Improvements (Fund 105)	400,000	0	0	0	0	200,000	200,000	
Transportation Impact Fees	213,284	33,725	34,500	35,190	35,894	36,612	37,344	
REET 1 (60% of annual)	522,500	85,000	87,500	87,500	87,500	87,500	87,500	
REET 2 (60% of annual)	522,500	85,000	87,500	87,500	87,500	87,500	87,500	
Motor Vehicle Fuel Tax Non-operation	150,000	25,000	25,000	25,000	25,000	25,000	25,000	
General Fund	0	0	0	0	0	0	0	
Grants	3,083,750	314,500	0	0	0	0	0	
Other City Funds	500,000	0	0	0	0	500,000	0	
Developer Contributions	1,000,000	0	0	0	0	1,000,000	0	
<b>Total Available Revenue</b>	<b>\$7,892,214</b>	<b>\$603,225</b>	<b>\$234,500</b>	<b>\$485,190</b>	<b>\$485,894</b>	<b>\$4,956,862</b>	<b>\$787,344</b>	
<b>Total Revenues less Total Capital Expenditures</b>	<b>\$874,714</b>	<b>\$228,725</b>	<b>\$234,500</b>	<b>\$128,810</b>	<b>\$133,106</b>	<b>\$472,862</b>	<b>\$103,344</b>	

## Capital Improvements Plan 2015-2020

### Parks and Recreation

Projects	Total Project Costs	Schedule					
		2015	2016	2017	2018	2019	2020
Waldemir Park							
Lagoon/Bridge	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$0
Splash Park	\$50,000	0	0	0	\$50,000	0	0
Estimote Building Repairs/renov	\$150,000	0	0	0	0	\$150,000	75,000
Baseball Field Relocation/Planning/Design/Const	\$1,475,000	\$50,000			\$1,325,000	\$1,425,000	
Land Acquisition	250,000	0	250,000	0	0	0	0
Open Space Land Acquisition Near Ft. Nugent Park	250,000	0	250,000	0	0	0	0
Future Park	1,500,000	0	1,500,000	0	0	0	0
<b>Total Capital Expenditures</b>	<b>\$4,270,000</b>	<b>\$50,000</b>	<b>\$2,150,000</b>	<b>\$0</b>	<b>\$1,375,000</b>	<b>\$1,430,000</b>	<b>\$75,000</b>
<b>Revenue Sources</b>	<b>6-Year Total</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Contributions from Beginning Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health Center (Fund 128)	\$0,000	0	0	0	\$0,000	0	0
Comm Parks (Fund 126)	\$0,000	0	0	0	\$0,000	0	0
Park Impact Fees	\$80,298	\$0,250	\$1,500	\$2,730	\$3,984	\$5,264	\$6,670
REET 1 (50% of annual)	\$22,500	\$5,000	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
REET 2 (50% of annual)	\$22,500	\$5,000	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Paths and Trails	\$5,770	2,500	2,500	2,601	2,603	2,706	2,760
General Fund	\$95,000	0	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000
Grants	\$,000,000	0	\$,000,000	0	\$,000,000	0	0
Developer Contributions	0	0	0	0	0	0	0
<b>Total Available Revenue</b>	<b>\$5,385,066</b>	<b>\$232,750</b>	<b>\$2,239,050</b>	<b>\$240,331</b>	<b>\$491,637</b>	<b>\$1,812,970</b>	<b>\$319,330</b>
<b>Total Revenues less Total Capital Expenditures</b>	<b>\$1,115,066</b>	<b>\$182,750</b>	<b>\$89,050</b>	<b>\$240,331</b>	<b>\$116,637</b>	<b>\$382,970</b>	<b>\$244,330</b>

## Capital Improvements Plan 2015-2020

### Wastewater System

Projects	Total Project Costs	Schedule					
		2015	2016	2017	2018	2019	2020
Wastewater Treatment Plant	\$82,892,792	\$13,372,073	\$17,790,735	\$51,129,984	\$0	\$0	\$0
Wastewater Treatment Plant - Outfall	2,958,387	2,958,387	0	0	0	0	0
Bioreactor Removal (Lagoon Treatment Facility)	\$87,000	0	0	0	0	0	\$87,000
Sewer Line Replacements	1,000,000	150,000	150,000	170,000	170,000	180,000	180,000
SW 6th Ave. & Erie St Line Replacement	150,000	0	150,000	0	0	0	0
Ely St Line Replacement	250,000	250,000	0	0	0	0	0
NE 1st to Talbot Line Installation	250,000	0	250,000	0	0	0	0
Downtown Area Restrooms	750,000	0	0	250,000	250,000	250,000	0
<b>Capital Project Expenditures</b>	<b>\$88,838,179</b>	<b>\$16,730,460</b>	<b>\$18,340,735</b>	<b>\$52,149,984</b>	<b>\$420,000</b>	<b>\$430,000</b>	<b>\$767,000</b>
<b>Revenue Sources</b>	<b>6-Year Total</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Contribution from Beginning Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer (Fund 402)	\$7,265,059	\$0	\$0	\$0	\$128,799	\$136,369	\$460,897
Cumulative Reserve (Fund 412)	0	0	0	0	0	0	0
System Development Charges	620,404	100,000	100,000	102,000	104,040	106,120	108,243
Trunk Line Fees	101,867	16,000	16,500	16,830	17,167	17,510	17,860
Rates	5,025,724	3,852,234	433,500	430,000	430,000	430,000	430,000
Loans	11,460,000	11,460,000	0	0	0	0	0
Grants	0	0	0	0	0	0	0
Revenue Bond Proceeds	71,022,805	1,602,296	17,790,735	\$1,723,984	\$0	\$0	\$0
<b>Total Available Revenue</b>	<b>\$88,957,059</b>	<b>\$16,730,460</b>	<b>\$18,340,735</b>	<b>\$52,258,814</b>	<b>\$420,000</b>	<b>\$430,000</b>	<b>\$767,000</b>
<b>Total Revenues less Total Capital Expenditures</b>	<b>\$118,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$118,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Capital Improvements Plan 2015-2020

### Water System

Projects	Total Project Costs	Schedule					
		2015	2016	2017	2018	2019	2020
Waldemir Park Management (F-1)	\$428,000	\$428,000	\$0	\$0	\$0	\$0	\$0
Emergency Safety Study (F-2)	100,000	0	0	0	\$100,000	0	0
Aut Field Booster Station Upgrade (Phase 1) (F-3)	45,000	0	45,000	0	0	0	0
Aut Field Booster Station Upgrade (Phase 2) (F-3)	200,000	0	0	0	0	200,000	0
Aut Field Booster Station Upgrade (Phase 3) (F-3)	129,000	129,000	0	0	0	0	0
SW 6th Ave. Water Main (F-4)	130,000	0	130,000	0	0	0	0
SW 6th Ave. Water Main (F-4)	130,000	0	130,000	0	0	0	0
North Green St. Water Main (F-5)	127,000	0	0	127,000	0	0	0
Watermain replacement (F-6)	15,000	0	0	0	15,000	0	0
Green St. Watermain (F-7)	154,500	0	0	0	0	154,500	0
SW 6th Ave. Watermain (F-8)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-9)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-10)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-11)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-12)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-13)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-14)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-15)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-16)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-17)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-18)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-19)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-20)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-21)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-22)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-23)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-24)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-25)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-26)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-27)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-28)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-29)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-30)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-31)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-32)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-33)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-34)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-35)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-36)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-37)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-38)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-39)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-40)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-41)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-42)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-43)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-44)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-45)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-46)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-47)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-48)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-49)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-50)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-51)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-52)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-53)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-54)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-55)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-56)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-57)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-58)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-59)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-60)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-61)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-62)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-63)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-64)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-65)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-66)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-67)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-68)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-69)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-70)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-71)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-72)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-73)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-74)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-75)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-76)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-77)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-78)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-79)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-80)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-81)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-82)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-83)	180,000	0	0	0	0	180,000	0
SW 6th Ave. Watermain (F-84)	180,000	0</					

Capital Improvements Plan - Beyond the 6 yr plan

Projects - Street	Total Project Costs	Projects - Wastewater	Total Project Costs
SR-20 Improvements - Beekma Dr to Swanton Ave	\$29,900,000	Goldie Road Sewer Expansion Phase 2	\$2,350,000
Whitney Avenue Reconstruction	9,300,000	Technical Drive Sewer	262,000
SW Heller St Improvements	7,830,000	<b>Total</b>	<b>\$2,612,000</b>
SW Eagle Vista Ave Extension West of SR-20	2,800,000		
NE 7th Avenue Reconstruction	4,140,000		
Midway Blvd/NE 7th Avenue Intersection	825,000		
Lower Pioneer Way Reconstruction	6,000,000		
<b>Total</b>	<b>\$59,595,000</b>		

  

Projects - Parks and Recreation	Total Project Costs	Projects - Water	Total Project Costs
RV Park Redevelopment	\$1,240,000	Cross City Transmission Main (T-18)	\$1,809,000
Trail Extension at Freund Marsh	182,000	Friendship Water Main Extension (F-5)	7,659,000
Neighborhood Park - Spang Heights and Other	450,000	North and Tunk Main - Phases 1 and 2 (T-2)	1,737,000
Windjammer Park Redevelopment	9,850,000	East 384 Zone Development (PZ-3)	60,000
Freund Marsh	1,700,000	North Booster Pump Station (BS-3)	2,398,000
Neighborhood Park Improvements	150,000	Heller Reservoir Extension (DS-8)	696,000
Open Space/Park Near Crosby & Oak Harbor	4,000,000	Gilmore Street Fire Flow Improvements (DS-2) - const	869,000
Trail Development/Link Opportunities - Park Plan	330,000	SW 10th Court Pipe Replacement (DS-3) - design	45,000
<b>Total</b>	<b>\$17,952,000</b>	SW 11th Court Pipe Replacement (DS-4) - design	45,000
		Steel/AC line replacement (DS-9) - design	174,000
		Campbell Lake Main Replacement (F-6) - design	407,000
		SW 10th Court Pipe Replacement (DS-3) - construction	180,000
		SW 11th Court Pipe Replacement (DS-4) - construction	180,000
		Steel/AC line replacement (DS-9) - construction	1,014,000
		Campbell Lake Main Replacement (F-6) - construction	1,882,000
		Erin Park Main Road Extension (DS-5)	691,000
		Erin Park Road Tie-in (DS-6)	60,000
		Industrial Avenue Tie-in (DS-7)	60,000
		322 Zone Development (PZ-5)	280,000
		<b>Total</b>	<b>\$20,497,000</b>

Capital Improvements Plan - Beyond the 6 yr plan

Projects - Stormwater	Total Project Costs
Freund Marsh Stormwater Improvements	\$238,000
<b>Total</b>	<b>\$238,000</b>

  

Projects - General	Total Project Costs
Oak Harbor Municipal Pier Project	\$2,000,000
New Senior Center	\$5,000,000
Special Events Center	\$10,000,000
<b>Total</b>	<b>\$17,000,000</b>

  

Projects - Marina	Total Project Costs
Marina Redevelopment	\$16,285,745
<b>Total</b>	<b>\$16,285,745</b>

Criteria – OHMC 18.15.080

- will not adversely affect the public health, safety and welfare
- is consistent with the overall goals and intent of the comprehensive plan
- is in compliance with the Growth Management Act and the Countywide Planning Policies
- addresses the needs or changing circumstances of the community as a whole
- Environmental impact have been addressed through the SEPA review and /or measures have been included that reduce possible impacts
- is consistent with the land uses and growth projections
- compatible with neighboring land uses and surrounding neighborhoods
- accommodates new policy direction from the city council

Recommendations

- The Planning Commission is recommended to hold a public hearing on the CIP 2015-202 and take public testimony.
- The Planning Commission is requested to forward a recommendation to the City Council on the adoption of the 2014 Comprehensive Plan Amendments that include updates to the Capital Improvements Plan (CIP), amendments to the future land use map to correct the UGA boundaries and change the designation of 1000 SE City Beach Street from High Density Residential to Public Facilities, and amending Goal 5 of the Urban Design Element to add scenic corridors identified through a scenic view study.



# COUNTYWIDE PLANNING POLICIES

Planning Commission  
10/28/2014



## CWPP

- GMA ~ RCW 36.70A.210
  - Requires CWPP adoption
  - Establishes framework
  - County/city plans consistent
  - County leads process



## CWPP

- CWPP Must Include:
  - Contiguous & orderly development; provision of urban services
  - Siting essential public facilities
  - Transportation facilities and strategies
  - Affordable housing
  - Joint county/city planning within UGA
  - Economic development
  - Fiscal impact analysis



## CWPP

- Island County, Coupeville, Langley & Oak Harbor
- Adopted first CWPP 1998
- Presently working together
- Current draft
  - Clear definitions
  - More detail
  - Rural/urban differences acknowledged
  - Includes 'how-to' steps



## CWPP

### Topics

- Applicability
- Definitions
- Countywide Planning Goals
- Countywide Planning Policies
  - General Provisions
  - Joint Planning Areas
  - Urban Growth Areas
  - Urban Development
- Rural Development
- Public Facilities & Services
- Essential Public Facilities
- Transportation
- Housing
- Land Use & Public Health
- Economic Development & Employment



## CWPP

### Topics

- Administration & Implementation
  - Amendment Procedures
  - Population Projection & Land Capacity Analysis
  - Monitoring & Reporting
- Appendix A
  - Buildable Lands Procedures



**CWPP**

- City Council briefed 10/22/14
- Next Steps
  - Continue work with County & others
  - Joint PC/CC workshop ~ Nov or Dec
  - Public hearings ~ PC and CC