

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
November 25, 2014**

ROLL CALL: Present: Keith Fakkema, Sandi Peterson, Greg Wasinger, Mike Piccone and Cecil Pierce

Absent: Ana Schlecht and Bruce Freeman

Staff Present: Development Services Director, Steve Powers; Senior Planner, Cac Kamak and Associate Planner Ray Lindenburg

Chairman Fakkema called the meeting to order at 7:35 p.m.

MINUTES: MS. PETERSON MOVED, MR. PIERCE SECONDED, MOTION CARRIED TO APPROVE THE OCTOBER 28, 2014 MINUTES AS PRESENTED.

PUBLIC COMMENT:

None.

DRAFT COUNTYWIDE PLANNING POLICIES – Public Meeting

Mr. Powers displayed a PowerPoint presentation (PC Attachment 1) while summarizing the background, key concepts and detailed descriptions of the Draft Countywide Planning Policies document sections.

Discussion

Planning Commissioners questioned staff about County and City tax implications, the collaborative process between the County and cities, County enclaves within the City, annexation and the tentative schedule.

2015 COMPREHENSIVE PLAN AMENDMENT – Public Meeting

Mr. Kamak reported that the Growth Management Act allows amendments to Comprehensive Plans only once a year. Oak Harbor starts the process in October with an advertisement in the news paper calling for applications from the public for land use changes referred to as sponsored amendments. The deadline for submitting an application is December 1st. Mr. Kamak stated that a preliminary docket is compiled each year with input from the public and Planning Commission. Then the Planning Commission forwards the docket with a recommendation to City Council. The City Council reviews it and approves a final docket before March 31st. Then the docket items work their way through the Planning Commission through June and July, at the end of August the State is notified of the Comprehensive Plan amendments, State environmental impact analysis is done in September, Planning Commission's public hearing for adoption of the amendments is held in October and the City Council holds their public hearing in November/December to adopt the amendments.

Mr. Kamak explained that there are three types of amendments; sponsored, mandated and discretionary. Sponsored amendments come from the public and are typically land use changes. Mr. Kamak stated that he has spoken with three individuals but amendment applications haven't been submitted yet. Mandated amendments are State required updates and take priority. This year the facility plan for the wastewater treatment plant is a mandated amendment because of the location of the facility and the plans related to that were created as a facility plan as an amendment to the Sewer Comprehensive Plan. The Capital Improvement Plan is considered a mandated amendment. Discretionary amendments are not mandated by

the State but are amendments such as the scenic views study. There are no discretionary amendments this year primarily because we are starting the 2016 update which will require updating many elements within the Comprehensive Plan and will require many policy decisions throughout the year.

Mr. Kamak asked Planning Commissioners if they have any issues that they would like to address that could potentially be addressed on one of the Comprehensive Plan elements. Mr. Kamak noted that there were some items that were discussed in previous years and discarded because the Planning Commission thought those items weren't time sensitive enough. Mr. Kamak suggested that Planning Commissioners think about the docket and discuss potential docket items at the December 9th meeting.

Discussion

Planning Commissioners asked staff to provide a list of discretionary amendments that were discussed the previous year.

ADJOURN: 8:33 p.m.

Minutes submitted by: Katherine Gifford

GMA PLANNING:
COUNTYWIDE PLANNING POLICIES



CITY OF
Oak Harbor
WHIRREY ISLAND, WASHINGTON

City Issues

12/2/2014

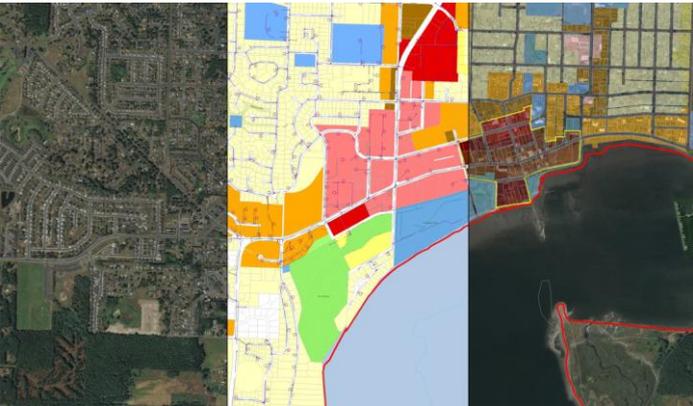


COUNTYWIDE PLANNING POLICIES

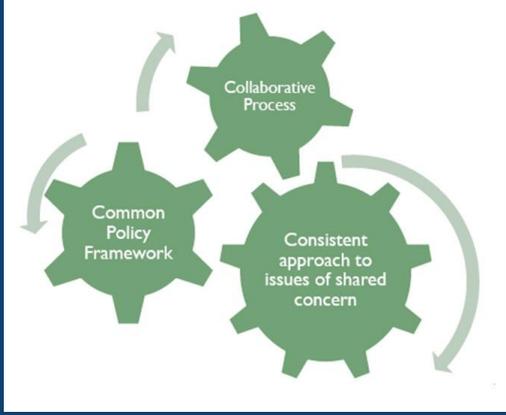
- **Required by GMA**
 - Guide and coordinate issues of regional significance
 - Guide intergovernmental planning efforts
 - Implement GMA planning goals
 - Ensure actions of local government agencies are coordinated and consistent with one another



COUNTYWIDE PLANNING POLICIES

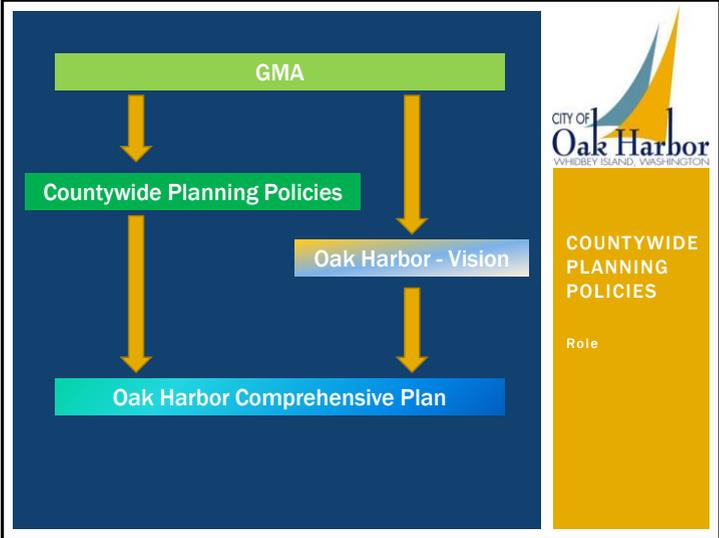


Key Concepts



COUNTYWIDE PLANNING POLICIES

Purpose



- CITY OF Oak Harbor
WHIDBEY ISLAND, WASHINGTON
- COUNTYWISE PLANNING POLICIES**
- Draft document sections
 1. General Provisions
 2. Countywide Planning Goals
 3. Countywide Planning Policies
 4. Administration and Implementation

- CITY OF Oak Harbor
WHIDBEY ISLAND, WASHINGTON
- COUNTYWISE PLANNING POLICIES**
1. General Provisions
 - Purpose
 - Applicability
 - Government Agency
 - Special Service Districts
 - Definitions
 - Used in the interpretation and application of the CWPP



COUNTYWIDE PLANNING POLICIES

2. Countywide Planning Goals

- Intergovernmental coordination
- Joint City and County Planning
- Public Participation
- Urban Growth Areas
- Urban Development
- Rural Development
- Public Services
- Urban Services
- Facilities of Countywide or Statewide Significance
- Transportation
- Affordable Housing
- Economic Development
- Critical Areas
- Historic Preservation
- Water Resources
- Climate and Natural Disasters
- Public Health



COUNTYWIDE PLANNING POLICIES

3. Countywide Planning Policies

- General Provisions
- Joint Planning Area Policies
- Urban Growth Areas
- Urban Development
- Rural Development
- Public Facilities and Services
- Facilities of Countywide or Statewide Significance
- Transportation
- Housing
- Land Use and Public Health
- Economic Development and Employment



COUNTYWIDE PLANNING POLICIES

4. Administration and Implementation

- Countywide Planning Group
- Procedures for Adopting and Amending CWPP
- Population Projections and Land Capacity Analysis (*key concepts*)
- Monitoring and Reporting Procedures



COUNTY •RAIDs •Special Service Districts •Rural Development •Water Resources	JPA •Intergovernmental coordination •Joint Planning •Rural and Urban Development •Transportation •Sprawl	UGA •Intergovernmental coordination •Joint Planning •Urban Development •Transportation •Urban Character
	CITY •Urban Character •UGA •Land Capacity •Economic Development	



COUNTYWIDE PLANNING POLICIES

Purpose



COUNTYWIDE PLANNING POLICIES

- Discussion of draft CWPP
 - Systematic
 - Intended to draw out PC comments & questions
 - Tonight's goal: General Provisions through JPA policies



COUNTYWIDE PLANNING POLICIES

1. General Provisions
 - Purpose (pg. 1)
 - Applicability (pg. 1)
 - Government Agency
 - Special Service Districts
 - Definitions (pg. 2)
 - Used in the interpretation and application of the CWPP



COUNTYWIDE PLANNING POLICIES

2. Countywide Planning Goals (pg. 5)
 - Intergovernmental coordination
 - Joint City and County Planning
 - Public Participation
 - Urban Growth Areas
 - Urban Development
 - Rural Development
 - Public Services
 - Urban Services
 - Facilities of Countywide or Statewide Significance
 - Transportation
 - Affordable Housing
 - Economic Development
 - Critical Areas
 - Historic Preservation
 - Water Resources
 - Climate and Natural Disasters
 - Public Health



COUNTYWIDE PLANNING POLICIES

3. Countywide Planning Policies (pg. 7)
 - General Provisions
 - Joint Planning Area Policies
 - Urban Growth Areas
 - Urban Development
 - Rural Development
 - Public Facilities and Services
 - Facilities of Countywide or Statewide Significance
 - Transportation
 - Housing
 - Land Use and Public Health
 - Economic Development and Employment



COUNTYWIDE PLANNING POLICIES

- Tentative schedule
 - PC meetings and hearing ~ Nov/Dec/Jan
 - CC meetings and hearing ~ Jan/Feb/March
 - Staff coord. with Island County ~ ongoing

Public participation encouraged