

**Oak Harbor Planning Commission  
Regular Meeting Minutes  
February 23, 2016**

**1. Roll Call**

Present:

Greg Wasinger  
Bruce Freeman  
Jes Walker-Wyse  
Cecil Pierce

Staff Present:

Steve Powers, Development Services  
Director  
Dennis Lefevre, Senior Planner  
Cac Kamak, Senior Planner  
Arnie Peterschmidt, Project Engineer

**2. Approval of Minutes - January 26, 2016**

**Motion:** Jes Walker-Wyse moved to approve the January 26, 2016 minutes as presented. Motion seconded by Bruce Freeman, majority approved.

VOTE: Motion majority approved 4 - 0

AYES: Greg Wasinger, Bruce Freeman, Jes Walker-Wyse, Cecil Pierce  
NOES: None

**3. Public Comment**

Jamie Whiton was called to speak and spoke on behalf Waldron Construction and the George Marin Trust. Ms. Whiton spoke about the Marin family history and the Marin Woods project.

Jake Kempton was called to speak and noted that Boy Scout Troup 4065 was present to participate in the civic process.

**4. TRANSPORTATION PLAN UPDATE – Public Meeting**

Dennis Lefevre reported that staff and the transportation consultants have worked on a project list which was created through conducting a needs assessment of all modes of transportation and scoring criteria based on the goals presented at the January Planning Commission meeting. Based on this ranking, the “top tier” of projects from each priority network was identified. The “top tier” projects were presented at the February 3rd open house and the public was asked to prioritize the projects utilizing a “dot exercise”.

Arnold Peterschmidt reported on the results of February 3rd open house. Mr. Peterschmidt displayed a PowerPoint presentation (Attachment 1) which showed the results of the "dot exercise". The exercise helped show how the public ranked the projects. Staff also asked the public about what projects staff may have missed. There were about six or eight projects which

were also run through ranking process and didn't score well. Mr. Peterschmidt also displayed a video clip which helped explained what a "road diet" means.

#### Planning Commission Questions and Comments

Commissioners questioned staff about how the public was invited to the open house, how lane reductions would be made to accommodate bike lanes. They pointed out that the lack of curbs and gutters and large drop-offs along some of our streets could be hazardous for bikers. There was a comment that bikers don't ride in bike lanes because of debris. They also asked about funds for the maintenance of bicycle lanes.

Mr. Lefevre reported that staff and the consultant team would be back to the Planning Commission in March with information about cost estimates and revenue sources.

#### **5. SW 3rd Avenue - REZONING FROM R1, LOW DENSITY RESIDENTIAL TO R2, LIMITED MULTIFAMILY RESIDENTIAL - Public Hearing**

Mr. Kamak reported that this zoning change is a follow-up to 2015 Comprehensive Plan land use map amendment and is a zoning changed from R1 to R2. Mr. Kamak displayed a PowerPoint presentation (Attachment 2) which identified the properties and the review criteria for the zoning change.

Mr. Wasinger opened the public hearing for public comment at 8:02 p.m. Seeing none the public hearing was closed at 8:03 p.m.

**Motion:** Cecil Pierce moved to forward a recommendation to City Council to approve the rezoning of the three properties on SW 3rd Avenue from R1 to R2. Motion seconded by Jes Walker-Wyse, unanimously approved.

#### **6. 2016 COMPREHENSIVE PLAN UPDATE – Public Meeting**

Cac Kamak displayed a PowerPoint (Attachment 3) which reviewed the draft land use element and draft housing element. Mr. Kamak also noted that Island County planners were present and would address growth allocations.

Mr. Kamak reported that the Land Use Element is a major rewrite. The major changes include generalized land use goals and policies, generalize land use map, new neighborhoods and a new challenges and opportunities section. Minor changes include changes to existing conditions, land use distribution and inventories. Mr. Kamak also reviewed land use inventory by land use category.

Mr. Kamak reported that the Housing Element is a minor update of data and refined policies but the established goals and original structure are maintained. Staff have looked at population growth, housing ownership, household size, densities by development and housing affordability based on a State study done on Counties. Mr. Kamak stated that a Housing Needs section would be added to the Housing Element. Mr. Kamak reported that we would need 1,629 new units to accommodate the population projections and based on the buildable lands analysis we have enough capacity to accommodate the housing needs. Mr. Kamak detailed how the buildable lands analysis was calculated.

### Planning Commission Question and Comments

Commissioners asked if the buildable lands analysis included infill and why infill properties weren't being utilized. They asked for comparable housing affordability numbers for Anacortes, Bellingham, Everett and Bremerton. They asked whether the infrastructure in place and water capacity would support the growth projections. They asked how the city promotes a diverse and affordable housing stock and if the incentives offered to promote affordable housing are being used.

There was additional discussion about inclusionary zoning and workforce housing.

Becky Frey, Island County Senior Long Range Planner was called to speak and gave an overview of what they were working on regarding the Buildable Land Analysis.

Commissioners asked how the job growth number was calculated. Nathan Howard, Island County Planner said that they used State statistics (doesn't include Navy) to arrive at the job growth number.

Becky Frey noted that the county is working on the definition of Urban Growth Areas (UGA) and whether to make any changes but there are no changes for Oak Harbor. They are proposing changes in zoning classification in the Joint Planning Areas (JPA) in Oak Harbor, the change is that the zoning classification will revert to county zoning until it is annexed into the city. Ms. Frey pointed out that the Countywide Planning Policies (CWPP) has a statement about rural to urban shift which means that we want the projected growth to happen in urban areas. The county is also looking at applying new Comprehensive Plan overlays in the JPA to designate certain areas as potential growth areas, leaving some areas undesignated and designating other areas as long term rural significance. This sets up the sequence for preference areas for expansion of the UGA in the future. Ms. Frey also announced that there will be a county public meeting on April 5th at Elks Lodge at 6:30 p.m.

Mr. Kamak stated that he would bring JPA maps to the next Planning Commission meeting.

### **7. WINDJAMMER PARK INTEGRATION PLAN – Public Meeting**

Steve Powers displayed a PowerPoint presentation (Attachment 4) and reported that siting Clean Water Facility (CWF) in Windjammer Park presents a unique opportunity to develop long-term plan for Windjammer Park. The Windjammer Park Integration Plan (WPIP) will integrate existing and new park elements and build on past Park planning efforts and is a long term plan for Windjammer Park. This is a community driven design to form the Plan using public meetings, Community Advisory Group (CAG), Planning Commission, Park Board, Arts Commission and City Council. Mr. Powers displayed portions of presentations from CAG meetings 1 and 2 which included examples of similar waterfront parks, CAG priorities and Council priorities.

Mr. Powers reviewed WPIP schedule showing Council action in May. Planning Commission asked if there was money in the Clean Water Facility fund for park projects and whether private funding was a consideration. Mr. Powers said that there is funding but the projects have to be directly affected by the construction of the Clean Water Facility and private funding is a consideration. Commissioners also asked if handicap accessibility is being considered. Mr.

Powers indicated that as concepts become more refined we are required to include handicap accessibility. Ms. Walker-Wyse stated that inclusive playground equipment was discussed as well as circulation within the site.

Katherine Gifford,  
Development Services  
Administrative Assistant

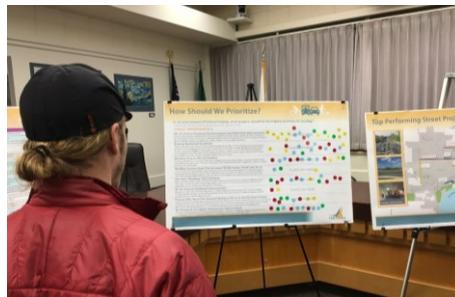
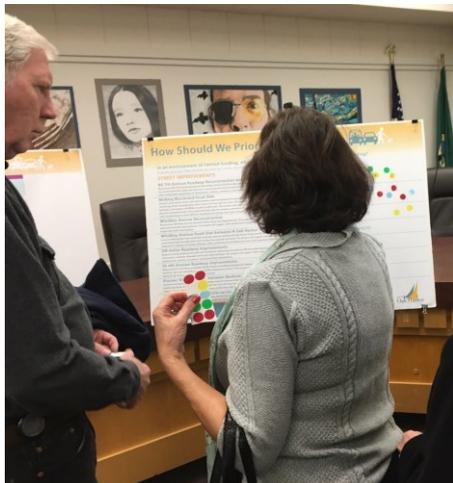
# City of Oak Harbor Public Outreach Summary



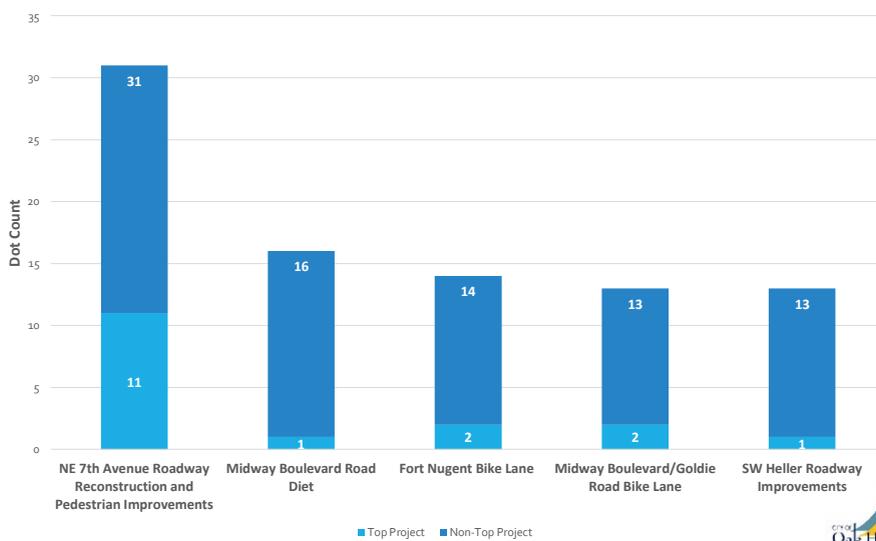
## Oak Harbor Public Meeting – Feb. 3, 2016



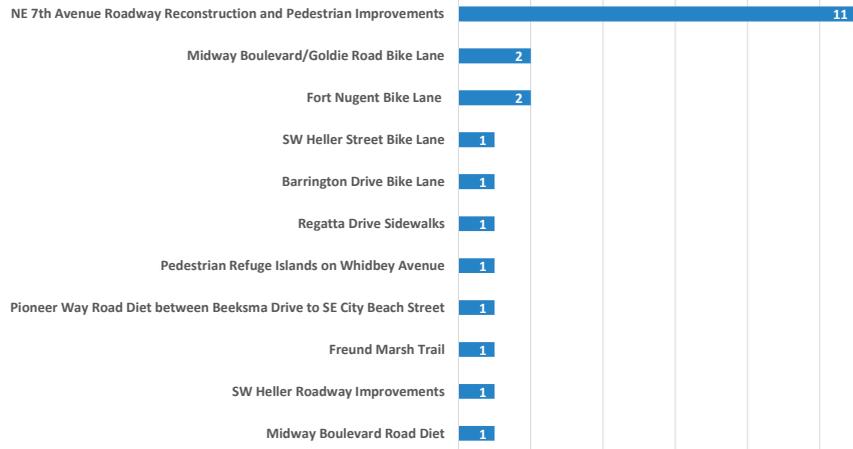
## Dot Survey



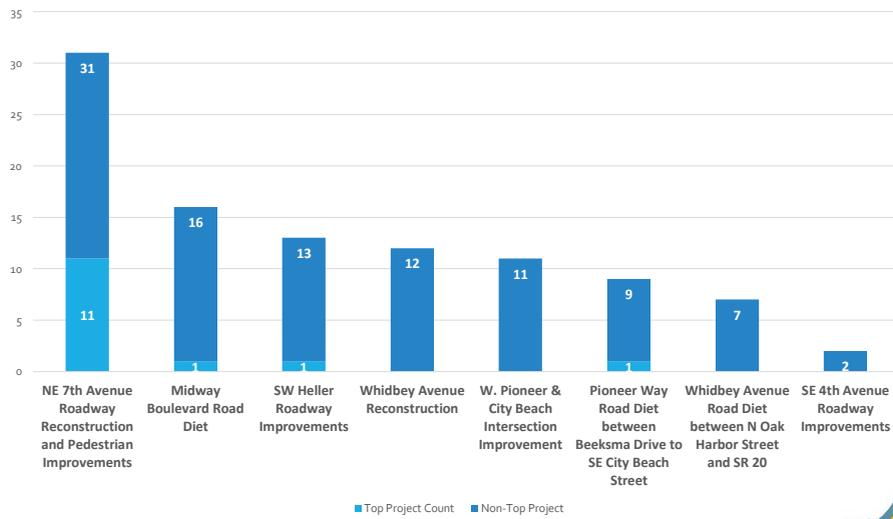
## Projects with Highest Dot Count



## Top Project Count



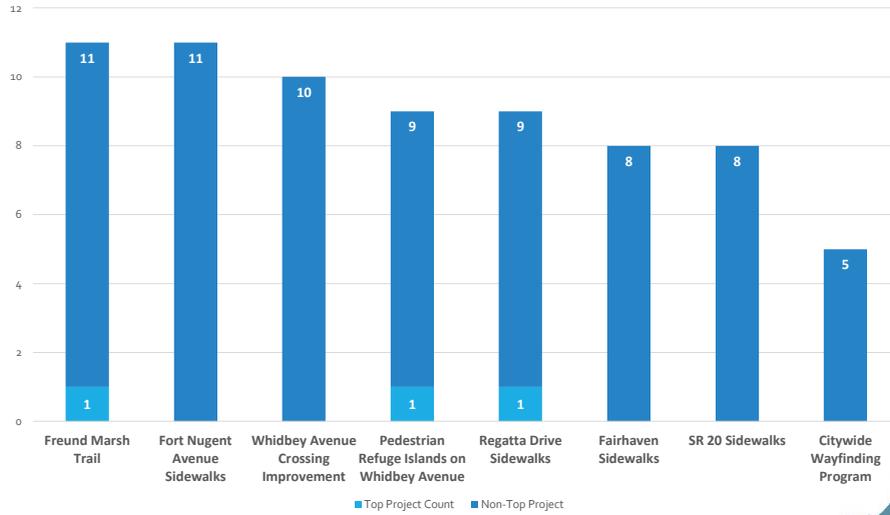
## Street Improvement Projects



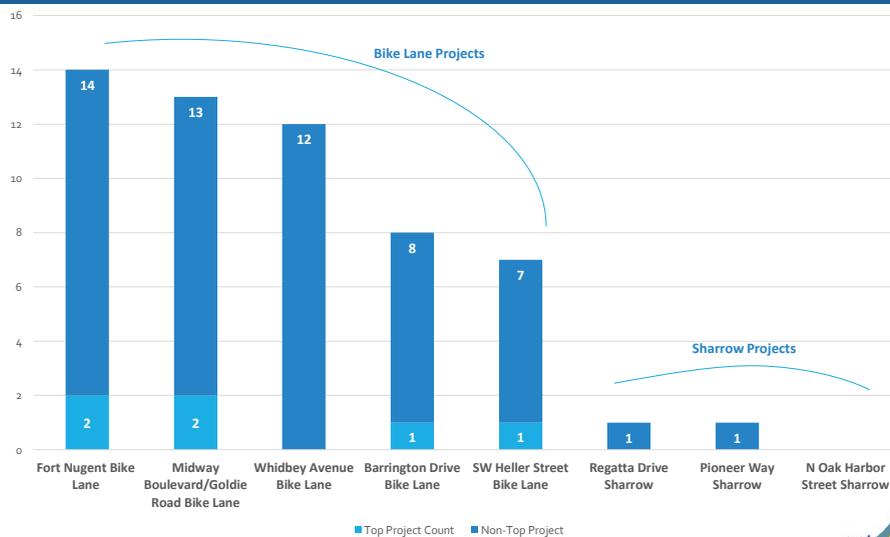
■ Top Project Count ■ Non-Top Project

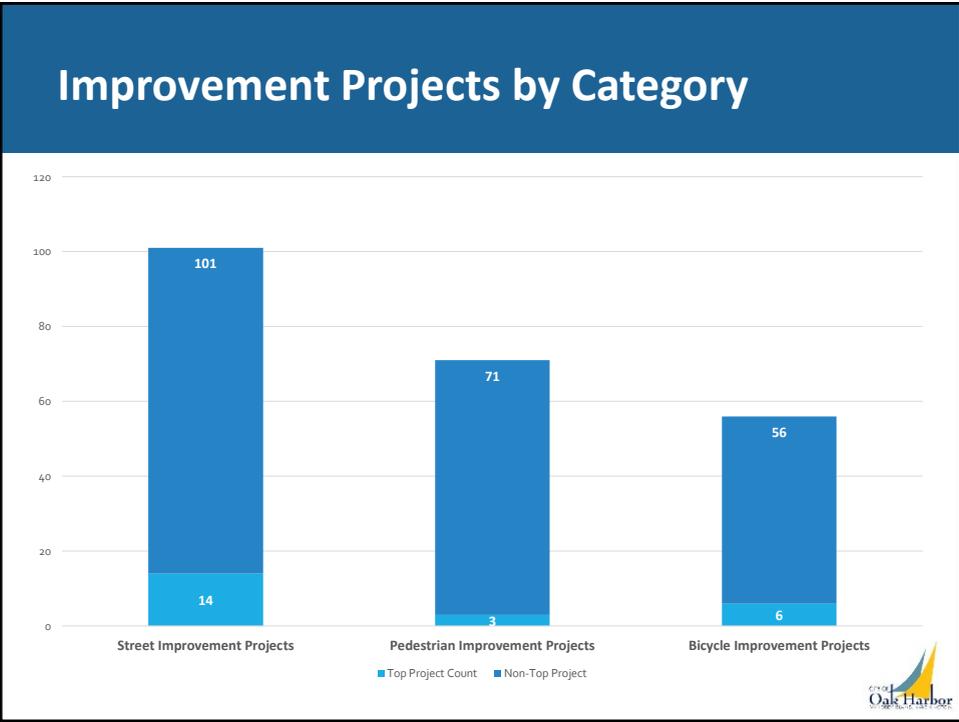
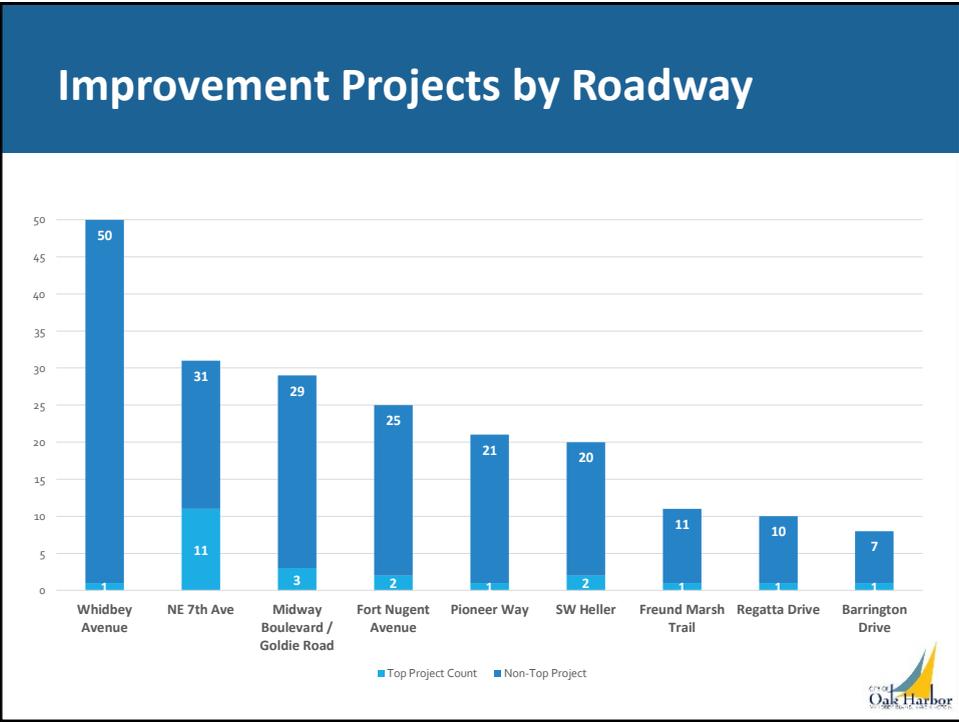


## Pedestrian Improvement Projects

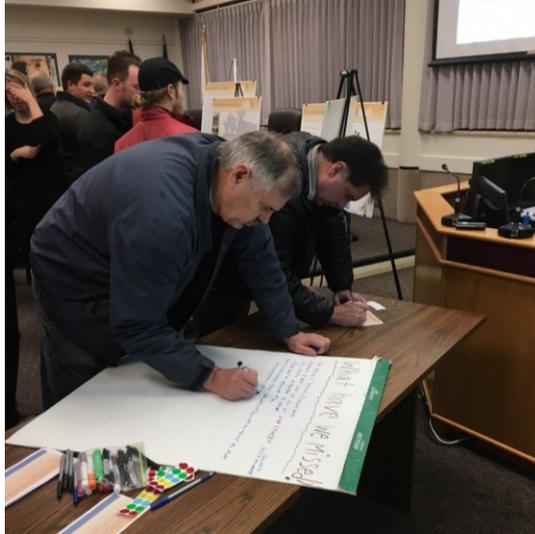


## Bicycle Improvement Projects





## What have we missed?



## What have we missed?

- Received 29 written comments
- 5 projects had multiple comments
  - Northbound Midway at SR 20 – Change lane configuration and/or add left turn arrow. (3x)
  - Do not extend Bayshore Drive (2x)
  - Slow traffic speeds to 25 mph and install safe pedestrian crossing on Bayshore Drive (2x)
  - Install Traffic Signal at Regatta and Whidbey (2x)
  - Rename 8<sup>th</sup> Ave SE to Barrington Ave (2x)
- Comments requesting installation of roundabouts at 4 intersections.
- 8 comments related to Midway Blvd, 5 comments related to Bayshore Drive.



**SW 3<sup>RD</sup> STREET**  
**REZONING FROM SINGLE**  
**FAMILY RESIDENTIAL (R1) TO**  
**LIMITED MULTI-FAMILY (R2)**

CITY OF  
**Oak Harbor**  
WHIDBEY ISLAND, WASHINGTON

Planning Commission

2/25/2016

Valley High Investment Properties

OHSD Property

**SW 3<sup>RD</sup> STREET**  
**REZONING**

Planning Commission

CITY OF  
**Oak Harbor**  
WHIDBEY ISLAND, WASHINGTON

- Follow through on the land use amendment with the 2015 Comprehensive Plan
  - Change from Low Density Residential to Medium Density Residential
- Formal process is required to change the zoning map
- Process includes public hearing before the Planning Commission
- Notification to neighbors
- Address rezoning criteria

SW 3<sup>rd</sup> Street  
Rezoning



## REZONING CRITERIA

- **The proposed rezone is in the best interest of the residents of the city**
- **The proposed rezone is appropriate because either:**
  - (A) Conditions in the immediate vicinity of the subject property or within the city have so significantly changed since the property was given its present zoning that, under those changed conditions, a rezone is within the public interest; or
  - (B) The rezone will correct a zone classification or zone boundary that was inappropriate when established; or
  - **(C) The proposed rezone is consistent with the comprehensive plan; or**
  - (D) The proposed rezone is consistent with all applicable provisions of this title including any specific design criteria;
- **The proposed rezone bears a substantial relation to the public health, safety, and welfare**
  - A site plan of the proposed project, if considered, is designed to minimize all significant adverse impacts on other properties
  - A site plan, if considered, is designed to minimize impacts upon the public facilities, services and utilities
- **The proposal is not inconsistent with the surrounding area**
  - If applicable, that there is a means of developing, preserving, and maintaining open space
- **All conditions necessary to lessen any impacts of the proposed use can be monitored and enforced**

- **Recommendations**
  - Conduct public hearing
  - Forward a recommendation to the City Council.



SW 3<sup>RD</sup>  
STREET  
REZONING

Planning  
Commission

# 2016 Comprehensive Plan

Major Update



**Meeting Title**  
**2/25/2016**

# Land Use Element

Draft



**Meeting Title**      **2/25/2016**      **2**

# Land Use Element

- Major Changes
  - Generalized Land Use Goals and Policies
  - Generalized Land Use Map
  - New Neighborhoods
  - Challenges and Opportunities
- Minor Changes
  - Existing Conditions, Land Use Distribution and inventories



Meeting Title

2/25/2016

3

# Land Use Goals

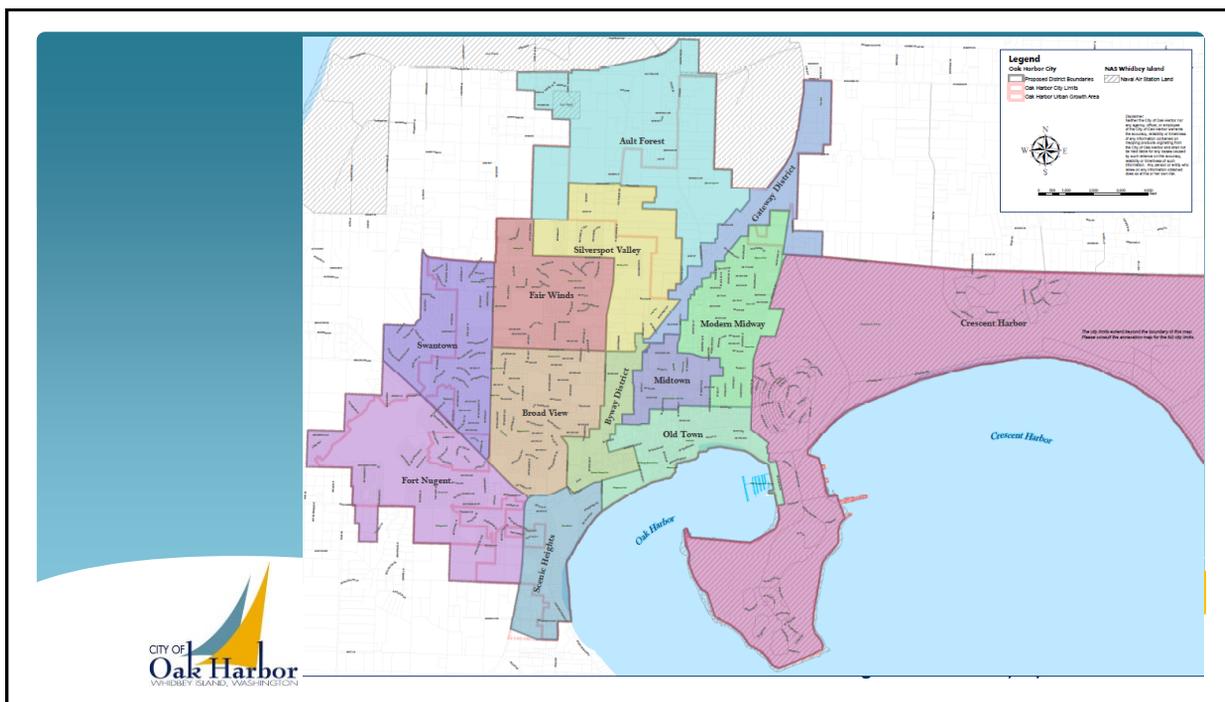
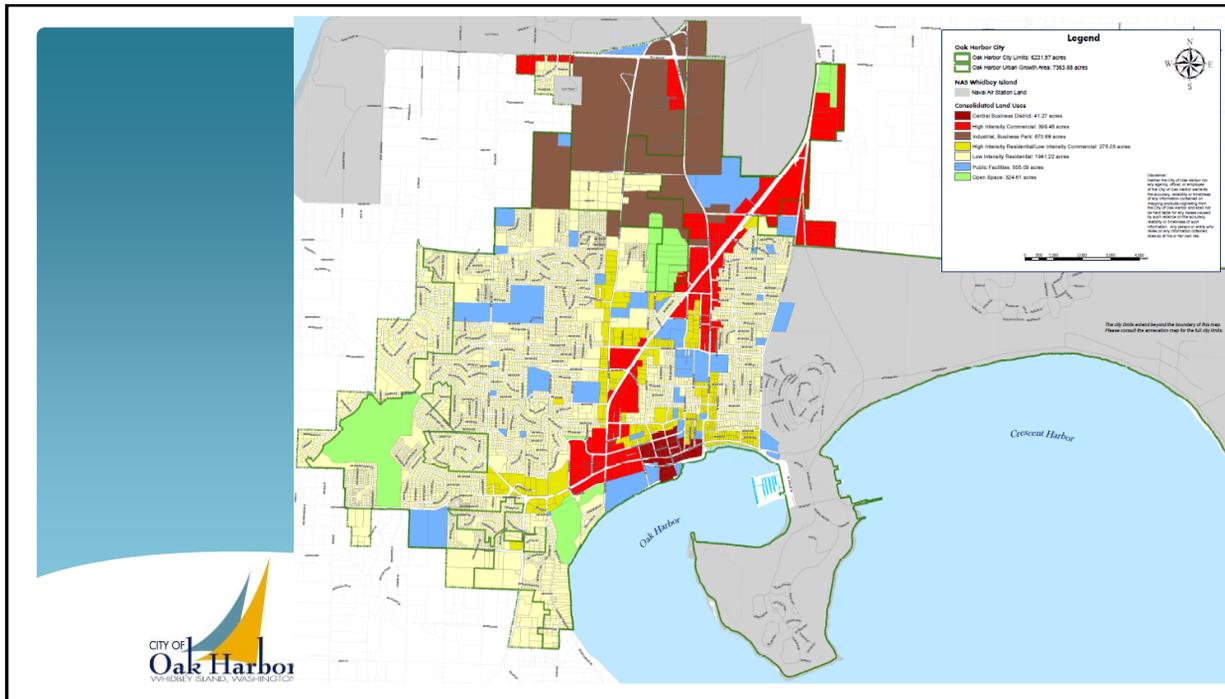
- Promote a healthy mix of uses
- Encourage land use patterns that promote health and safety
- Support a vibrant economy
- Promote a diverse and affordable housing stock
- Respect the character of its natural and built environment



Meeting Title

2/25/2016

4



# Challenges and Opportunities

- **Currently identified**
  - Growth needs
  - SR 20
  - Low Impact Development
  - Old Town/Downtown development
  - Industrial and Business Parks
  - Home-based Businesses and Accessory Dwelling Units
  - Garry Oaks
  - Aging Neighborhoods
  - Midway Boulevard Redevelopment
  - Growth of School Facilities



Meeting Title

2/25/2016

7

# Land Use Inventory

Land Use Categories	Acres	Percentage	Parcels	Percentage
Low Intensity Residential	1941	46.7%	5719	84.4%
High Intensity Residential/Low Intensity Commercial	275	6.6%	366	5.4%
High Intensity Commercial	399	9.6%	310	4.6%
Central Business District	41	1.0%	141	2.1%
Industrial/Business Park	671	16.1%	146	2.2%
Public Facilities	505	12.1%	67	1.0%
Open Space	325	7.8%	27	0.4%
<b>Totals</b>	<b>4157</b>		<b>6776</b>	



Meeting Title

2/25/2016

8

# Land Use Inventory

Land Use Categories	Total Acres	Developed Acres	Percentage Developed
Low Intensity Residential	1941	1596	82%
High Intensity Residential/Low Intensity Commercial	275	207	75%
High Intensity Commercial	399	288	72%
Central Business District	41	28	68%
Industrial/Business Park	671	281	42%
Public Facilities	505	308	61%
Open Space	325	--	--
<b>Totals</b>	<b>4157</b>	<b>2708</b>	

# Housing Element

- Minor Update
  - Updating data
  - Refining policies
  - Established goals
  - Maintaining structure

# Housing Element

## Population Growth

Year	Population	Percent Increase
1980	12,271	--
1990	17,176	40.0%
2000	19,795	15%
2010	22,075	12%
2020	24,057	9%
2030	25,161	5%
2036	25,814	3%



Meeting Title

2/25/2016

11

# Housing Element

## Housing Tenure

Area	% Owner Occupied	% Renter Occupied
Oak Harbor	45.9	54.1
Island County	70.9	29.1
Washington	63.9	36.1



Meeting Title

2/25/2016

12

# Housing Element

## Household Size

Year	Population	# of Households	Avg. Household Size
1980	12,271	4,107	2.99
1990	17,176	5,971	2.88
2000	19,795	7,333	2.70
2010	22,075	8,677	2.53



Meeting Title

2/25/2016

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# Housing Element

## Densities

Developments	Land Use	Units	Total Acreage	Density
Cherry Hills	Low Intensity Residential	151	29.5	5.12
Spring Hollow	Low Intensity Residential	32	4.03	7.94
Whidbey Links	Low Intensity Residential	28	7.93	3.53
Woodbury Park	Low Intensity Residential	37	6.06	6.11
Island Place	Low Intensity Residential	105	19.45	5.40
Crosby Commons	Low Intensity Residential	74	19.4	3.81
Whidbey Greens	Low Intensity Residential	90	16.04	5.61
Harbor Place	Low Intensity Residential	56	6.3	8.89
Rose Hill	Low Intensity Residential	38	4.01	9.48
Fairway Point	Low Intensity Residential	140	36	3.89
Highland Park	Low Intensity Residential	25	4.75	5.26
Summer Wind	High Res/Low Com	48	2.42	19.83
Scenic View	High Res/Low Com	24	1.24	19.35
Foxwood Condos	High Res/Low Com	48	4.1	11.71
Kettle Coves	High Res/Low Com	14	0.8	17.50
East Park	Low Intensity Residential	38	9.13	4.16
Redwing	Low Intensity Residential	111	28.86	3.85
Barrington Heights	Low Intensity Residential	23	7.6	3.03
Frostad Pond	Low Intensity Residential	45	8.74	5.15
West Meadows	Low Intensity Residential	61	15.4	3.96
Fireside	Low Intensity Residential	226	69.1	3.27
			Total Average	7.47
	Land Use Category	Units	Acres	Avg Density
	Low Intensity Residential	1280	292.3	4.38
	High Res/Low Com	134	8.56	15.65



Meeting Title

2/25/2016

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# Housing Element

## Affordability

	Owner	Renter
Less than 20 percent	19%	16.80%
20 to 24.9 percent	17.70%	16.70%
25 to 29.9 percent	16.50%	17.80%
30 to 34.9 percent	7.60%	10.10%
35 percent or more	39.20%	38.60%
> 30%	46.8%	48.7%



Meeting Title

2/25/2016

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# Housing Element

## Housing Needs

2010 Population	2036 Projected Population	Housing Needs	Housing Capacity (AVG)
22,075	25,822	1629	1859



Meeting Title

2/25/2016

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# Housing Element

- Goals and Policies
  - Ensure that adequate opportunities exist for low and moderate-income families to obtain affordable housing
  - Promote housing opportunities for special needs population
  - Identify and provide sufficient and appropriate land for housing
  - Preserve, maintain and improve the value of existing neighborhoods



Questions? Comments?



Oak Harbor UGA - Buildable Lands/Population Allocations

Population Growth Shift

Regional Allocation 6,245

North Whidbey	Baseline		10% shift		20% shift	
	Allocation	Growth	Allocation	Growth	Allocation	Growth
Oak Harbor	60%	3,747	70%	4,372	80%	4,996
Rural	40%	2,498	30%	1,874	20%	1,249

Oak Harbor Total Population	2036			
	2010	Baseline	10%	20%
	22,075	25,822	26,447	27,071

Land Capacity (2036)

	Baseline			10%		20%	
	Housing Capacity (Housing Units)	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units
Low	896	1,629	(733)	1,901	(1,005)	2,172	(1,276)
Average	1,859	1,629	230	1,901	(41)	2,172	(313)
High	2,366	1,629	737	1,901	466	2,172	194

Job Growth (non-military)

Regional Allocation 398

North Whidbey	Allocation	Growth
Oak Harbor	42%	167
Rural	58%	231

Employment Capacity

Employment Capacity (Jobs)	Estimated Employment Increase	Excess Capacity to Accommodate Jobs
2,857	167	2,690



# Windjammer Park Integration Plan



Planning Commission  
2/23/2016

# Windjammer Park Integration Plan

## ***What is Windjammer Park Integration Plan (WPIP)?***

- Siting Clean Water Facility (CWF) in Windjammer Park
  - Unique opportunity to develop long-term plan for park
- WPIP integrates existing and new park elements
- Builds on past park planning efforts



Meeting Title

2/25/2016

2

# Windjammer Park Integration Plan

## ***The WPIP will:***

- Integrate existing and new park elements ("things")
- Prioritize and define park elements
- Detail location and layout of elements
- Identify potential funding sources
- Propose phased implementation schedule



Meeting Title

2/25/2016

3

# Windjammer Park Integration Plan

## ***Community driven design to form Plan:***

- Public meetings
- Community Advisory Group (CAG)
- Planning Commission
- Park Board
- Arts Commission
- City Council



Meeting Title

2/25/2016

4

# Windjammer Park Integration Plan

Community Advisory Group Meeting 1 – January 20, 2016



## Meeting Agenda

- Review Plan purpose and existing planning efforts
- Discuss and define starting point for Park program elements
- Prioritize park elements
- Discuss next steps

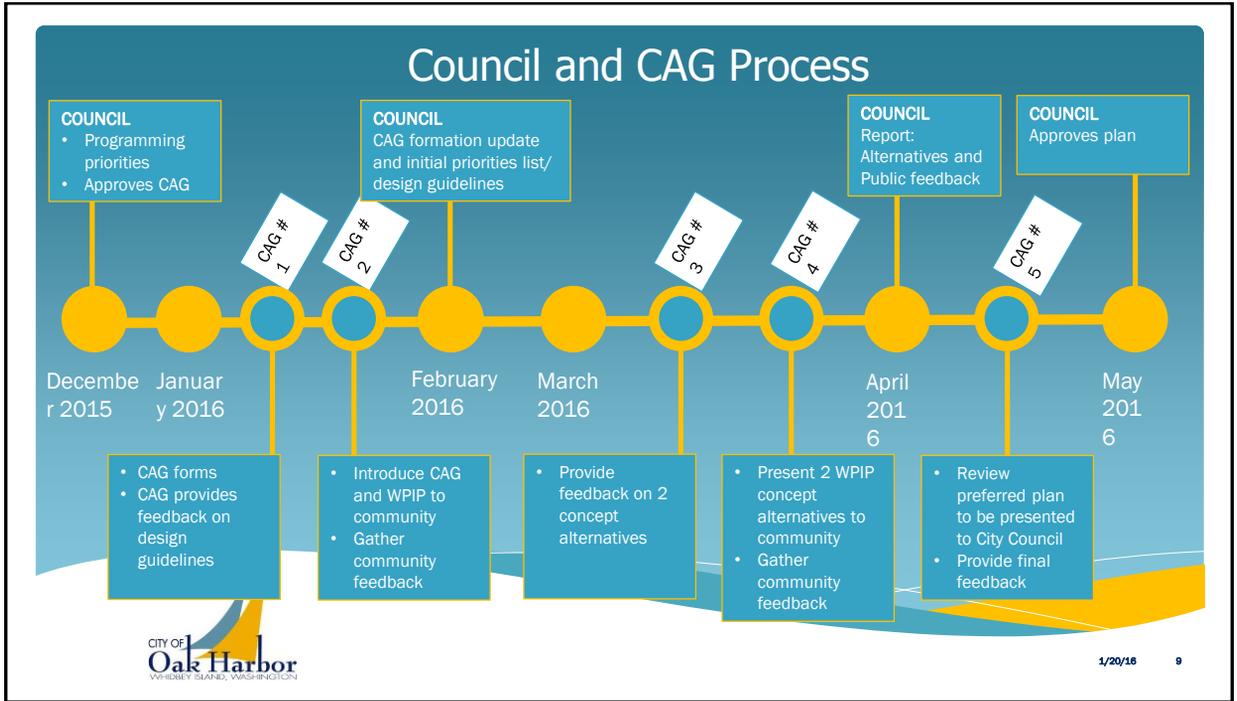


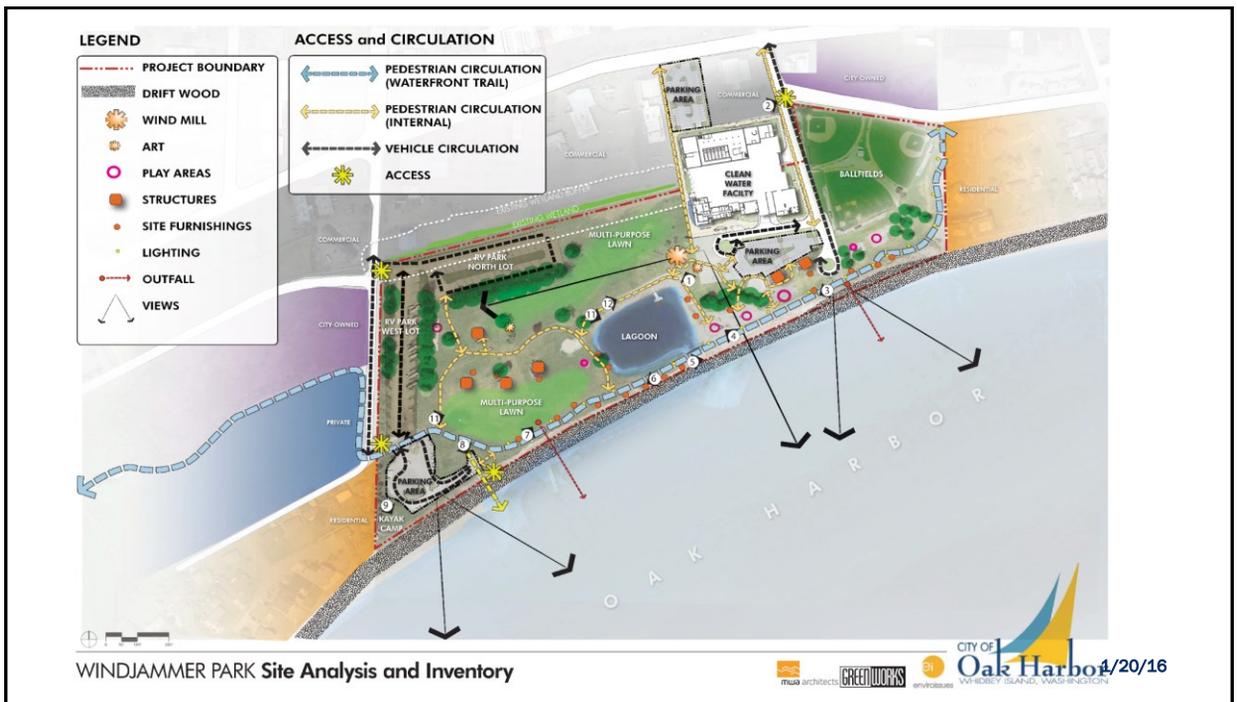
## Clean Water Facility

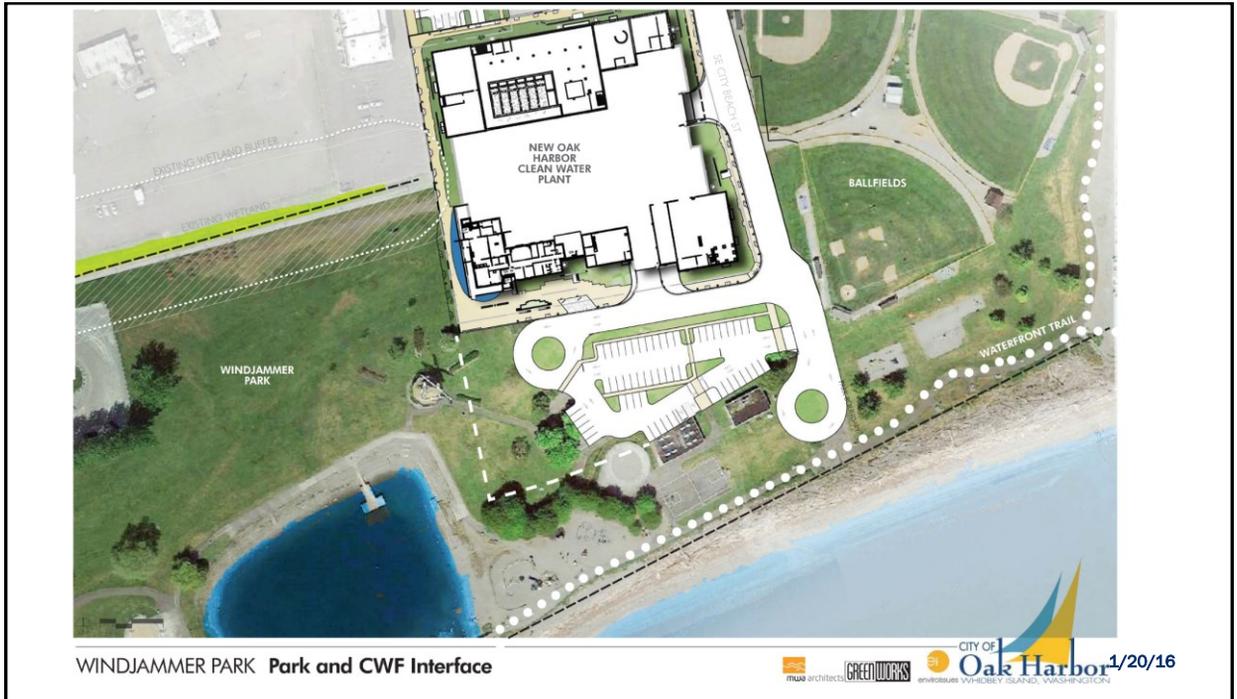


## Community Advisory Group Purpose

- Provide input and advice regarding proposed layout options for program elements and landscaping
- Serve as a sounding board for the project team
- Serve as a liaison to the public / representative groups







## Precedent Imagery

- Examples of other waterfront parks
- Contain similar elements as Windjammer Park



WINDJAMMER PARK Precedent Imagery | Riverfront Park Corvallis, Oregon 2.5 Acres



4/20/16



WINDJAMMER PARK Precedent Imagery | McEwen Park Coeur d'Alene, Idaho 22.5 Acres



4/20/16



<b>ACCESS:</b>	GRAND ENTRANCE BEACH ACCESS	<b>STRUCTURES:</b>	WINDMILL RESTROOMS KITCHEN CANOPY/GAZEBO SITE FURNISHINGS
<b>RECREATION:</b>	LAGOON SPLASH PARK PLAYGROUND BALLFIELDS BASKETBALL COURT	<b>EVENT SPACES:</b>	STAGE/AMPHITHEATER EVENT PLAZA
<b>NATIVE/ VEGETATED SPACE</b>	EXISTING WETLAND MULTI-PURPOSE LAWN LANDSCAPE AND GARDENS	<b>OVERNIGHT USE:</b>	RV PARK KAYAK CAMPSITE
		<b>TRANSPORTATION</b>	
		<b>CIRCULATION:</b>	AUTOMOBILE INFRASTRUCTURE PARKING NON-MOTORIZED BOAT LAUNCH WATERFRONT TRAIL AND PARK TRAIL
		<b>ADJACENT USES:</b>	NORTH PARK COMMERCIAL REDEVELOPMENT

WINDJAMMER PARK **Precedent Imagery** | PARK PROGRAM ELEMENTS



GRAND ENTRANCE

BEACH ACCESS

WINDJAMMER PARK **Precedent Imagery** | ACCESS

LAGOON

MULTI-USE HARD COURT

SPLASH PARK

WINDJAMMER PARK Precedent Imagery | RECREATION

maa architects GREENWORKS CITY OF Oak Harbor ENVISIONING WHIDDEY ISLAND, WASHINGTON 1/20/16

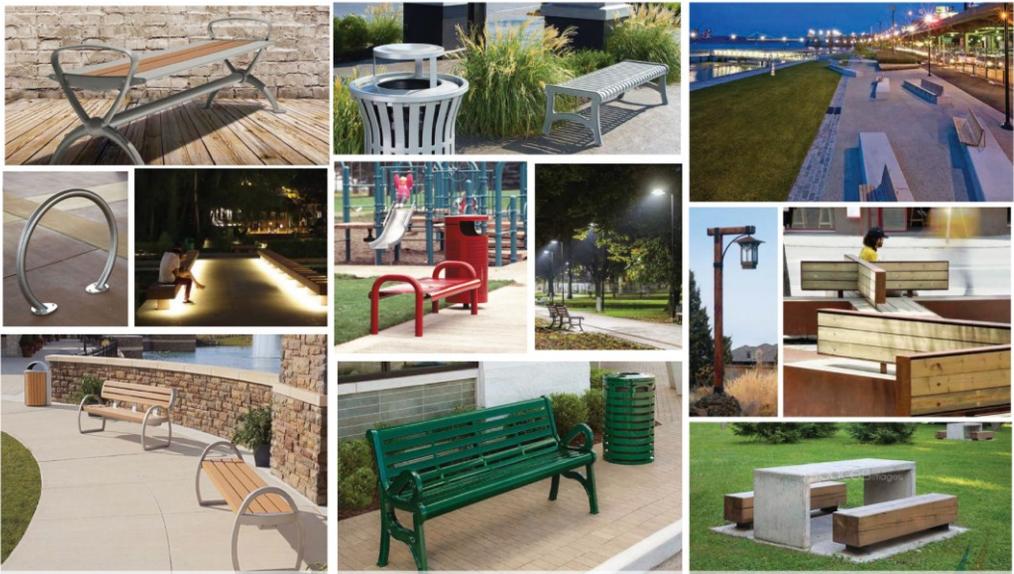
BALLFIELDS

PLAYGROUND

WINDJAMMER PARK Precedent Imagery | RECREATION

maa architects GREENWORKS CITY OF Oak Harbor ENVISIONING WHIDDEY ISLAND, WASHINGTON 1/20/16





**SITE FURNISHINGS**

Contemporary Traditional Material

WINDJAMMER PARK Precedent Imagery | STRUCTURES

msa architects GREENWORKS ENVIRONMENTAL CITY OF Oak Harbor WASHINGTON 1/20/16



**LANDSCAPES AND GARDENS**

WINDJAMMER PARK Precedent Imagery | NATIVE/VEGETATED SPACES

msa architects GREENWORKS ENVIRONMENTAL CITY OF Oak Harbor WASHINGTON 1/20/16



STAGE/AMPHITHEATER

EVENT PLAZA

WINDJAMMER PARK Precedent Imagery | EVENT SPACES



CITY OF Oak Harbor 1/20/16  
WHISKEY ISLAND, WASHINGTON



RV PARK



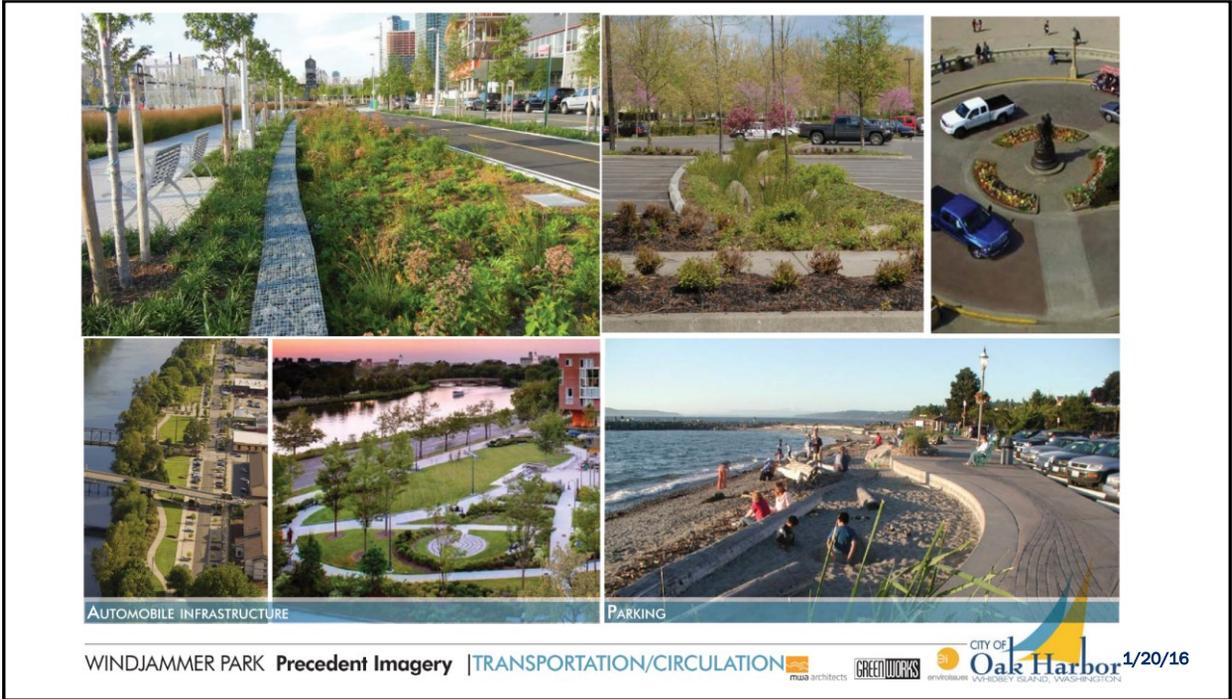
KAYAK CAMPSITE



WINDJAMMER PARK Precedent Imagery | OVERNIGHT USE



CITY OF Oak Harbor 1/20/16  
WHISKEY ISLAND, WASHINGTON





NORTH PARK COMMERCIAL REDEVELOPMENT

ADDITIONAL ELEMENTS

WINDJAMMER PARK **Precedent Imagery** | ADJACENT USES



1/20/16

What are your priorities?



## Park Program Elements Prioritized by City Council

### Top Priority

Grand Entrance  
Relocate ballfields  
Stage / Amphitheater  
Splash park  
North Park Commercial  
Redevelopment  
Beach Access  
Lagoon

### Low Priority

Multi-use hard court  
Kitchens  
Landscape and gardens  
Kitchens  
RV Park  
Automobile infrastructure  
Trails  
Playgrounds

### No Priority

Parking  
Windmill  
Existing wetlands  
Canopy  
Site furnishings  
Kayak campsite  
Multi-purpose lawn

**Theme: Multi-use**

### Elements to remove

Non-motorized boat  
launch  
Gazebo  
Wading pools

### Elements to relocate (in or outside the park)

RV Park  
Baseball fields  
Windmill  
Basketball court



## Windjammer Park Integration Plan

Community Advisory Group Meeting 2 – February 4, 2016



# Meeting Agenda

- Introductions and ground rules
- Draft park element priority list
- "How big is that?"
- Developing park concepts
- Questions and Answers
- Open House



# Prioritized Park Elements

GIVEN ELEMENTS	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	REMOVE
Automobile infrastructure* Canopy Existing wetlands Kayak campsite Kitchens Parking Restrooms Site furnishings - contemporary or materials found in Oak Harbor Windmill	Event plaza Lagoon (renovate) Splash park Stage/amphitheater Waterfront trail/park trails	Beach access Educational elements Gateway entrance (grand) Landscape and gardens Linkage to downtown Multi-purpose lawn North park commercial redevelopment Playground RV park* Safe connection bike trail to park	Baseball fields* Boat launch Fitness trail/equipment Gazebo Multi-use hard court/basketball court*	City dock Site furnishings - traditional Wading pools

Items are listed alphabetically, not in order of priority

\*Relocate in or out of park



- “How big is that?”
- Concept development

## Windjammer Park Integration Plan

### *Schedule:*

- December: Process began (staff/consultant/CC)
- January: CAG gave feedback on elements
- Jan./May: CAG meetings; two public open houses; briefings with City committees
- May: City Council adopts
- Future: Some projects incorporated with CWF contract  
Other projects have future implementation

# Windjammer Park Integration Plan

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