



PLANNING COMMISSION

AGENDA

April 13, 2016

CITY OF OAK HARBOR
PLANNING COMMISSION
SPECIAL MEETING
CITY HALL

AGENDA
April 13, 2016
7:30 P.M.

ROLL CALL: WASINGER _____ FREEMAN _____
PETERSON _____ PIERCE _____
WALKER-WYSE _____

1. **Approval of Minutes – March 22, 2016**
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.
3. **MARIN WOODS PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND PRELIMINARY PLAT – Public Hearing**
The Planning Commission will conduct a public hearing to consider the PRD and preliminary plat submitted by Rick Duran with The Archinomics Group, Inc., for a 43-lot single family residential subdivision on 10.6 acres titled Marin Woods, located at 1292 SW Swantown Avenue, parcel number R13204-459-4200. The Planning Commission may forward a recommendation to the City Council after conducting the public hearing.
4. **2016 COMPREHENSIVE PLAN UPDATE – Public Meeting**
Staff will brief the Commission on the progress of the 2016 Comprehensive Plan update. The major focus of this meeting will be the update to the Environmental Element of the Comprehensive Plan, the Critical Areas Ordinance. Other topics may also be discussed.

This item has been postponed

MINUTES

March 22, 2016

**Oak Planning Commission
Regular Meeting Minutes
March 22, 2016**

1. Roll Call

Present:

Greg Wasinger
Bruce Freeman
Jes Walker-Wyse
Sandi Peterson

Staff Present:

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

2. Approval of Minutes – February 23, 2016

Motion: Bruce Freeman moved to approve the February 23, 2016 minutes as presented. Motion seconded by Jes Walker-Wyse, majority approved.

VOTE: Motion majority approved 4 - 0

AYES: Greg Wasinger, Bruce Freeman, Jes Walker-Wyse, Sandi Peterson

NOES: None

3. Public Comment

None.

Mr. Powers noted for the record that the Marin Woods Planned Residential Development (PRD) and Preliminary Plat had been advertised for a public hearing at tonight's meeting but has been tentatively rescheduled for April 13, 2016.

4. TRANSPORTATION PLAN UPDATE – Public Meeting

Arnie Peterschmidt introduced Fehr & Peers transportation consultants Alex Riomondy and Kendra Breiland. Alex Riomondy displayed a PowerPoint presentation (Attachment 1) which reviewed the progress to date and reviewed four scenarios for funding the project list. Ms. Riomondy explained that Draft project list assumes Oak Harbor will have \$38 million in funds over the next 20 years.

- \$24 million (based on historical average)
- \$14 million (based on the ability to leverage grant funding)
- We assume that maintenance comes first, with
- \$500 thousand for maintenance annually.

Ms. Riomondy displayed the Financially Constrained Draft Project List and asked the Commission for feedback.

Planning Commission Questions and Comments

Commissioners discussed the project list including the annual pavement maintenance, pedestrian improvements and concluded that the list was balanced.

Ms. Riemony explained that they have a workshop scheduled with staff to dig into the revenue sources such as impact fees, establishing transportation benefit districts as well as other sources of funding. The Planning Commission will be briefed on the results of the workshop and will be presented the draft Transportation Plan in April.

5. 2016 COMPREHENSIVE PLAN UPDATE - Public Meeting

Mr. Kamak displayed a PowerPoint presentation (Attachment 2) and reported on the Urban Growth Area Element of the Comprehensive Plan. Mr. Kamak explained that updates to this element are basically to reflect policies in the Countywide Planning Policies (CWPP). The original intent of the goals and policies are maintained and some of the updates include specifying the 20 year planning horizon, policies for UGA expansion from the CWPP, policies for planning in the Joint Planning Areas (JPA) and minor revisions regarding annexations and annexation agreements.

6. WINDJAMMER PARK INTEGRATION PLAN – Public Meeting

Steve Powers displayed a PowerPoint presentation (Attachment 3) and reported that the Community Advisory Group (CAG) reviewed draft design concepts and the basis for the concepts. Mr. Powers stressed that the draft design concepts are not design proposals at this point. Concept number 1 is organized around recreation, concept number 2 is naturalistic and concept number 3 is civic.

Planning Commissioners asked what the timeframe was for integration and about different aspects of some of the designs. Mr. Powers explained that once the preferred plan has been identified and accepted by the Council the pieces that are deemed to be necessary as part of the mitigation for the Clean Water Facility will need to be started right away. The goal is to have the plant mostly operational by the first quarter of 2018. The follow-on mitigation projects would begin either before that or immediately at that time.

Mr. Powers stated that the next steps are a CAG meeting and open house at the Elks lodge on March 29th, a final CAG meeting in April and to the Council in May. Mr. Powers also noted that there is an on-line open house available on March 30th through the City's website.

Katherine Gifford,
Development Services
Administrative Assistant

City of Oak Harbor Transportation Element Update



Process thus far

Developing Draft 20 Year Project List:

- Started with the goals
- Developed a list of over 50 potential projects
- Evaluated and scored potential projects relative to goals
- Presented draft project list to public on February 3rd
- Conducted dot survey at public meeting to determine preferred projects and what we missed
- Further evaluation of potential projects
- Drafted financially constrained 20 year project list

Goals

We started with the goals:

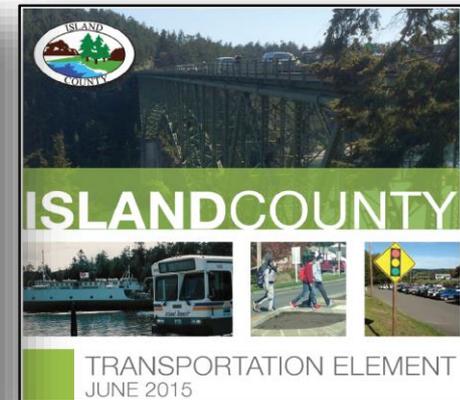
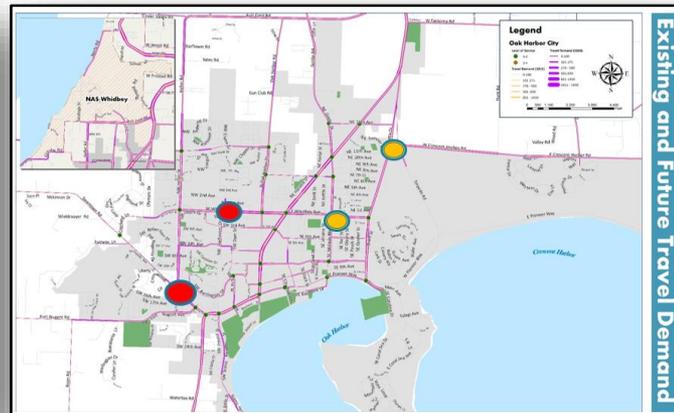
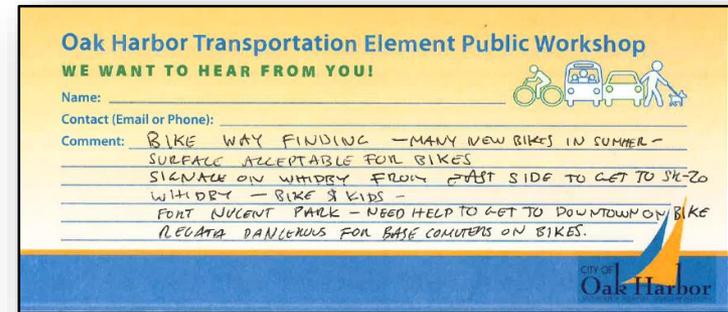
1. Safe for all users
2. Connected and efficient
3. Multimodal
4. Financially and environmentally sustainable
5. Complementary of the City's land use and adopted plans
6. Integrated with the regional transportation network



Potential Projects

Developed potential transportation project list from:

- Existing plans
- Priority networks
- Existing and future travel demand
- Your feedback



Project Evaluation

Scoring Criteria:

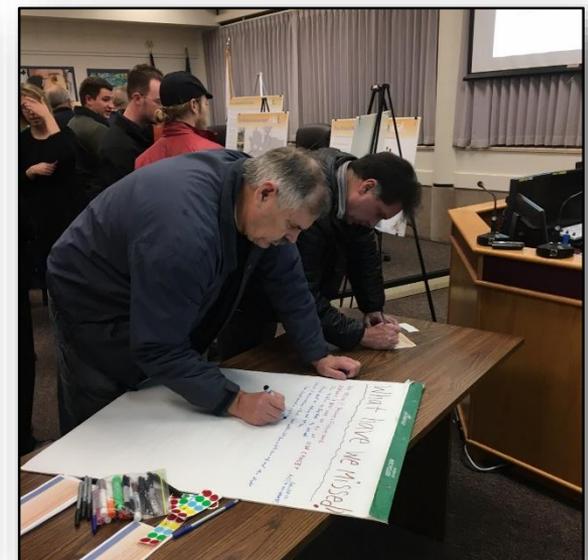
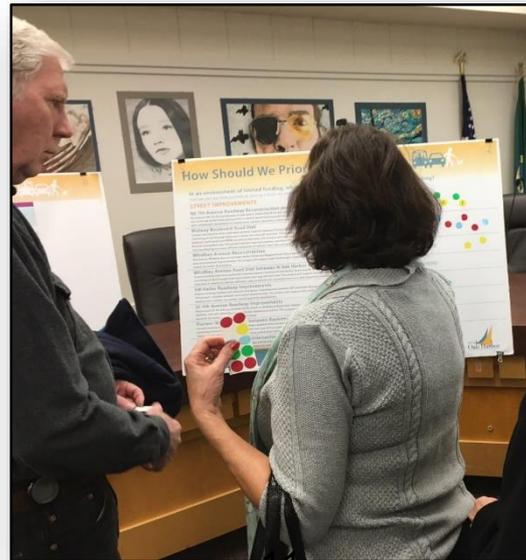
- Scored over 50 potential projects on basis of 14 metrics covering the 6 goals

Goal	Metric Description	Ranking
Safe for all users	1. Addresses location with a history of injury or fatality collisions	4= Fatality and/or bike/ped collision 2= On the top 10 list of collision locations 0= Low collision rate
	2. Fixes an identified sight distance issue or identified modal conflict point	4= Identified by City staff, public and/or consultants 2= Conflict with the auto priority network 0= Other
Connected and efficient	3. Consistency with the layered network	2= Yes 0= No
	4. Provides connection to employment, services, school, retail, government, recreation, or regional transportation.	2= 1/2 mile proximity 1= 1 mile proximity 0= Other

Oak Harbor Public Meeting – Feb. 3, 2016

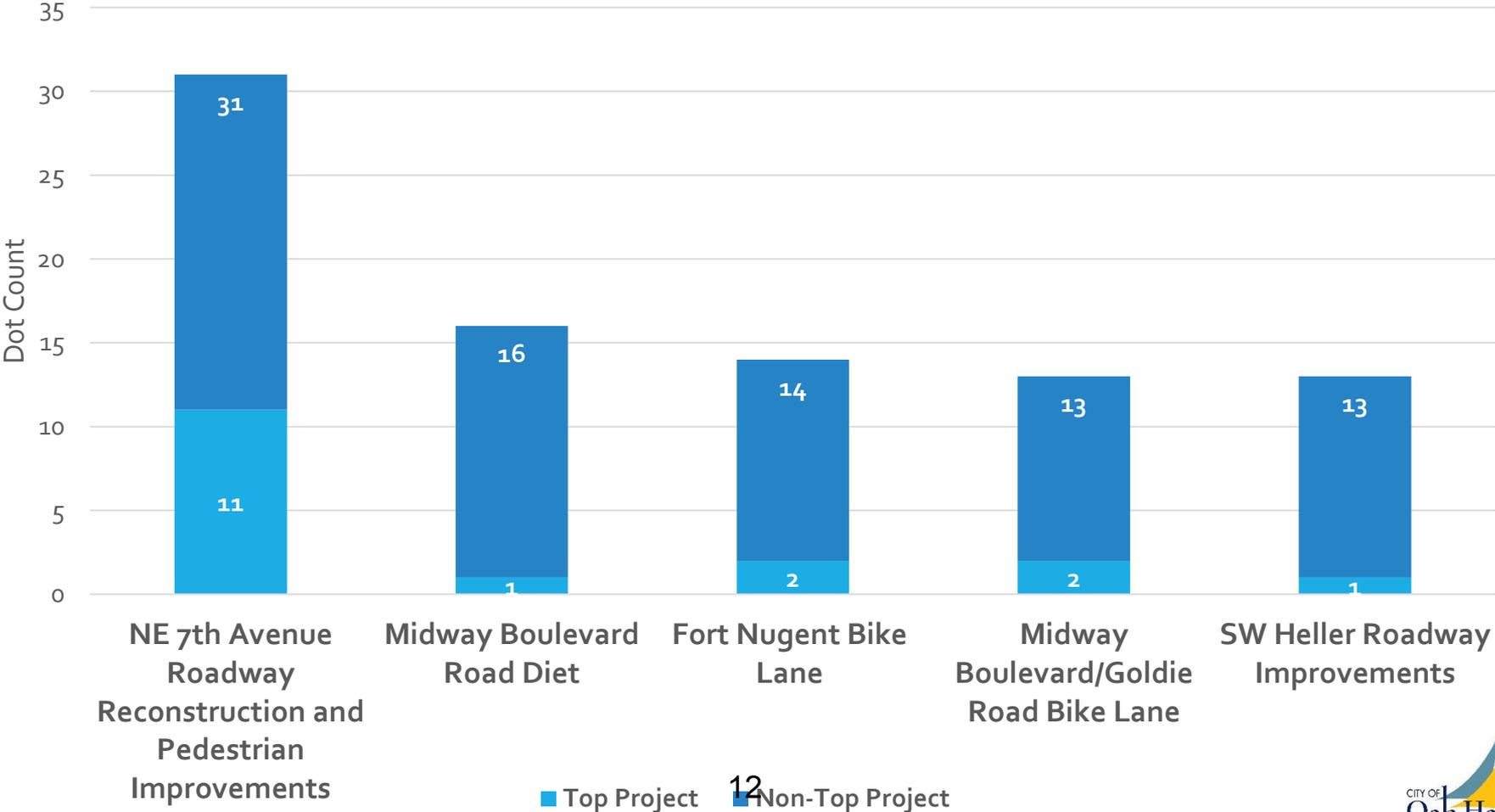
Public Outreach:

- Presented draft project list
- Dot survey
- What have we missed?



Dot Survey Results

Top Ranking Projects

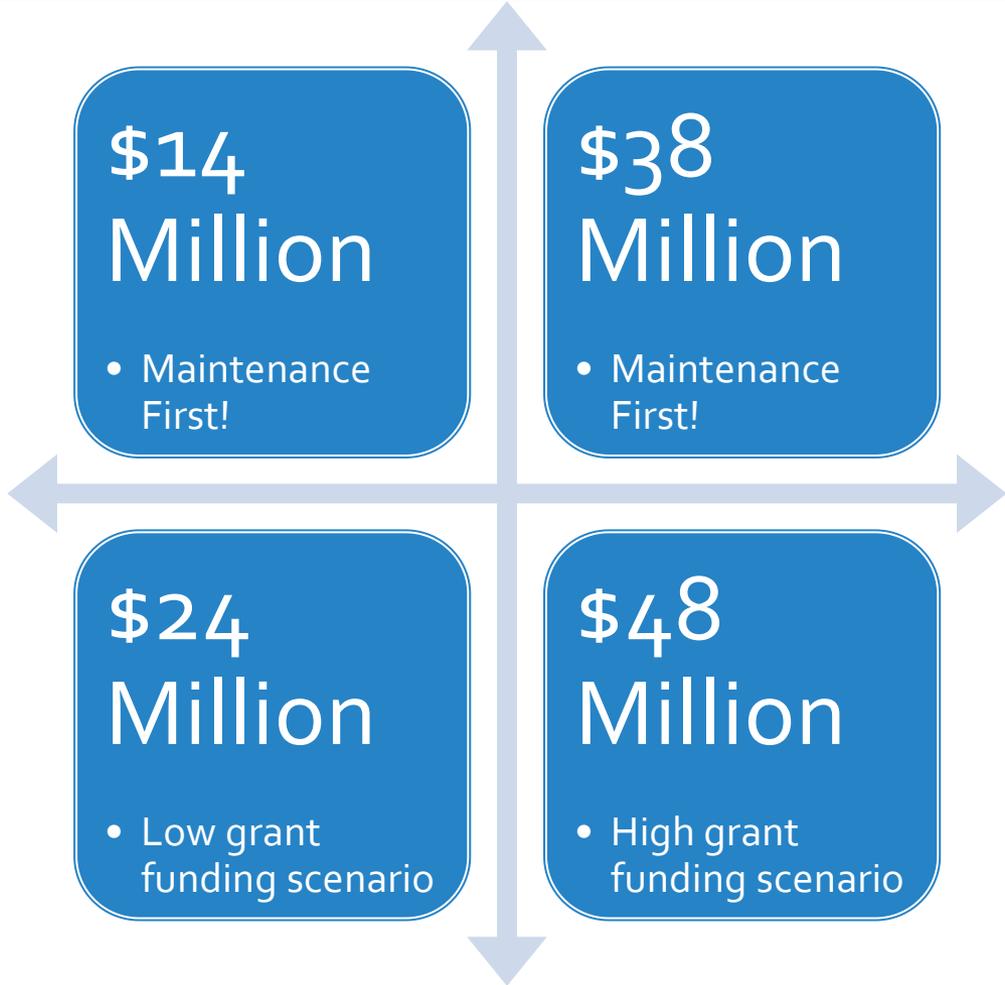


20 Year Financially Constrained Draft Project List

- Includes top three performing projects based on scoring criteria and top four projects from dot survey
- Focus on street projects, which have benefits for all modes
- Potential for additional projects with more funding through grants or other means such as impact fees



Funding the Project List: 4 Scenarios



Ultimately assume \$38 million in funding for 20 year project list

20 Year Financially Constrained Draft Project List

- Draft project list assumes Oak Harbor will have \$38 million in funds over the next 20 years
 - \$24 million (based on historical average)
 - \$14 million (based on the ability to leverage grant funding)
- We assume that maintenance comes first, with \$500 thousand for maintenance annually.

Financially Constrained Draft Project List

Project Name	Total Cost	Goal Met
Pavement Maintenance (Annual Program)	\$10,000,000	4
NE 7th Avenue Roadway Reconstruction and Pedestrian Improvements	\$10,000,000	1, 2, 3, 4, 5, 6
Midway Boulevard Road Diet	\$10,000,000	1, 2, 3, 4, 5, 6
Whidbey Avenue Reconstruction	\$3,600,000	1, 2, 3, 4, 5, 6
Whidbey Road Diet between N Oak Harbor Street and SR 20	\$375,150	1, 2, 3, 4, 5, 6
Heller and Fireside (Signal or Roundabout 628K to 2M)	\$628,000	1, 2, 6
Whidbey Avenue Crossing Improvement	\$200,000	1, 2, 3, 5
SW Fort Nugent Avenue Sidewalks	\$788,000	1, 2, 3, 5
Whidbey Avenue Pedestrian Refuge Islands at Fairhaven Drive and Jib Street	\$140,000	1, 2, 3, 5
SR 20 Sidewalks	\$500,000	1, 2, 3, 5
SW Fort Nugent Avenue Bike Lane	\$154,000	1, 2, 3, 5
Midway Boulevard/Goldie Road Bike Lane	\$316,000	1, 2, 3, 5
Barrington Drive Bike Lane	\$154,000	1, 2, 3, 5
Freund Marsh Trail	\$156,000	1, 2, 3, 5
Citywide Wayfinding Program	\$200,000	1, 2, 3, 5

How can we generate more revenue?

- **Impact Fees**
 - City currently charges
 - \$589/peak hour trip
 - \$907/residential unit developed
- **Transportation Benefit District**
 - Vehicle license fees (\$20 or \$40)
 - Sales tax
- **Other?**



Upcoming Meetings

Topic	Planning Commission	City Council
Goals & Policies	November 2015	January 2016
Level of Service Policy	December 2015	
Project List	February 2016	March 2016
Draft Plan	April 2016	May 2016

Questions?

Kendra Breiland

k.breiland@fehrandpeers.com

Alex Riemondy

a.riemondy@fehrandpeers.com

2016 Update

Comprehensive Plan – Urban Growth Areas



Planning Commission

3/22/2016

Urban Growth Areas Element

- Retaining original intent with minor amendments
 - 20 yr. population and employment
 - Policies for UGA expansion – CWPP
 - Policies for planning in the JPA
 - Minor tweaks regarding annexations and agreements



Planning Commission

3/22/2016

2

Urban Growth Areas Element

- UGA expansion in accordance with CWPP
 - Considered during update cycles
 - Outside of the update cycle
 - 50% increase in pop
 - 50% increase in employment
 - NAS Whidbey increase 50%
 - Large scale development/employer
 - Consider other options first
 - Individual requests
 - Made to County
 - City input through a Type V review process



Planning Commission

3/22/2016

3

Urban Growth Areas Element

- Joint Planning Areas (JPA)
 - Original policies remain
 - Added support for directing development to the UGA and discouraging it in the JPA
- Removed action steps that have been completed or have been addressed
- Annexations and Annexation Agreement policies remain the same with minor changes



Planning Commission

3/22/2016

4

Urban Growth Areas Element

- Questions? Comments?



Planning Commission

3/22/2016

5

Windjammer Park Integration Plan

Planning Commission Briefing – March 22, 2016



Tonight's Agenda

- Basis for concepts
- Draft design concepts
- Next steps

Established Priorities Review

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

Items are listed alphabetically, not in order of priority

**Relocate in or out of park*

Adjacency Themes

Element	<i>Auto. Infrastructure</i>	<i>Baseball fields</i>	<i>Beach access</i>	<i>Boat launch</i>	<i>Canopy</i>	<i>Event plaza</i>	<i>Existing wetlands</i>	<i>Gateway entrance</i>
Adjacent Elements	<ul style="list-style-type: none"> • Baseball fields • Boat launch • Event plaza • Gateway entrance • Linkage to downtown • Parking • RV Park 	<ul style="list-style-type: none"> • Restrooms 	<ul style="list-style-type: none"> • Boat launch • Kayak campsite • Trail network 	<ul style="list-style-type: none"> • Parking 	<ul style="list-style-type: none"> • Gazebo • Kitchens • Restrooms 	<ul style="list-style-type: none"> • Landscape and gardens • Multi-purpose lawn • Parking • Restrooms 	<ul style="list-style-type: none"> • Landscape and gardens 	<ul style="list-style-type: none"> • Landscape and gardens • Linkage to downtown • Parking

Element	<i>Gazebo</i>	<i>Kayak campsite</i>	<i>Kitchens</i>	<i>Lagoon</i>	<i>Landscape/gardens</i>	<i>Linkage to downtown</i>	<i>Multi-purpose Lawn</i>	<i>Multi-purpose Hard/basketball court</i>	<i>Playground</i>	<i>Restrooms</i>
Adjacent Elements	<ul style="list-style-type: none"> • Kitchens • Landscape and gardens • Multi-purpose lawn • Restrooms 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Playground • Restrooms • Site furnishings • Stage / amphitheater 	<ul style="list-style-type: none"> • Multi-purpose lawn • Playground • Restrooms 	<ul style="list-style-type: none"> • Trail network 	<ul style="list-style-type: none"> • Parking 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Restrooms • Splash park 	<ul style="list-style-type: none"> • Splash park • Stage / amphitheater

The Basis of the Three Draft Concepts

CONCEPT DEVELOPMENT

ELEMENTS IN ALL CONCEPTS

GIVEN ELEMENTS:

- Windmill
- Site Furnishings
- Restrooms
- Parking
- Kayak Campsite
- Kitchens
- Canopy

HIGH PRIORITY ELEMENTS:

- Lagoon renovation
- Splash park
- Events Plaza
- Stage/Amphitheater
- Waterfront Trails/Park Trails

ELEMENTS WITHIN THE PARK:

- Grand Gateway
- Beach Access
- Playground
- Educational Elements
- Landscape and Gardens
- Wetland
- Multi-purpose Lawn
- Multi-use Hard Court
- Fitness Trail
- Contemporary Site Furnishing
- Material Site Furnishing
- Wind Shelters
- Boat Launch
- Gazebo

ELEMENTS OUTSIDE THE PARK:

- North Park Redevelopment
- Linkage to Downtown
- Safe Connection Bike Trail to Park

CONCEPT #1- With RV Park Without Ballfields

- GIVEN ELEMENTS
- HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

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-
-
-

CONCEPT #2 - With Ballfields Without RV Park

- GIVEN ELEMENTS
- HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

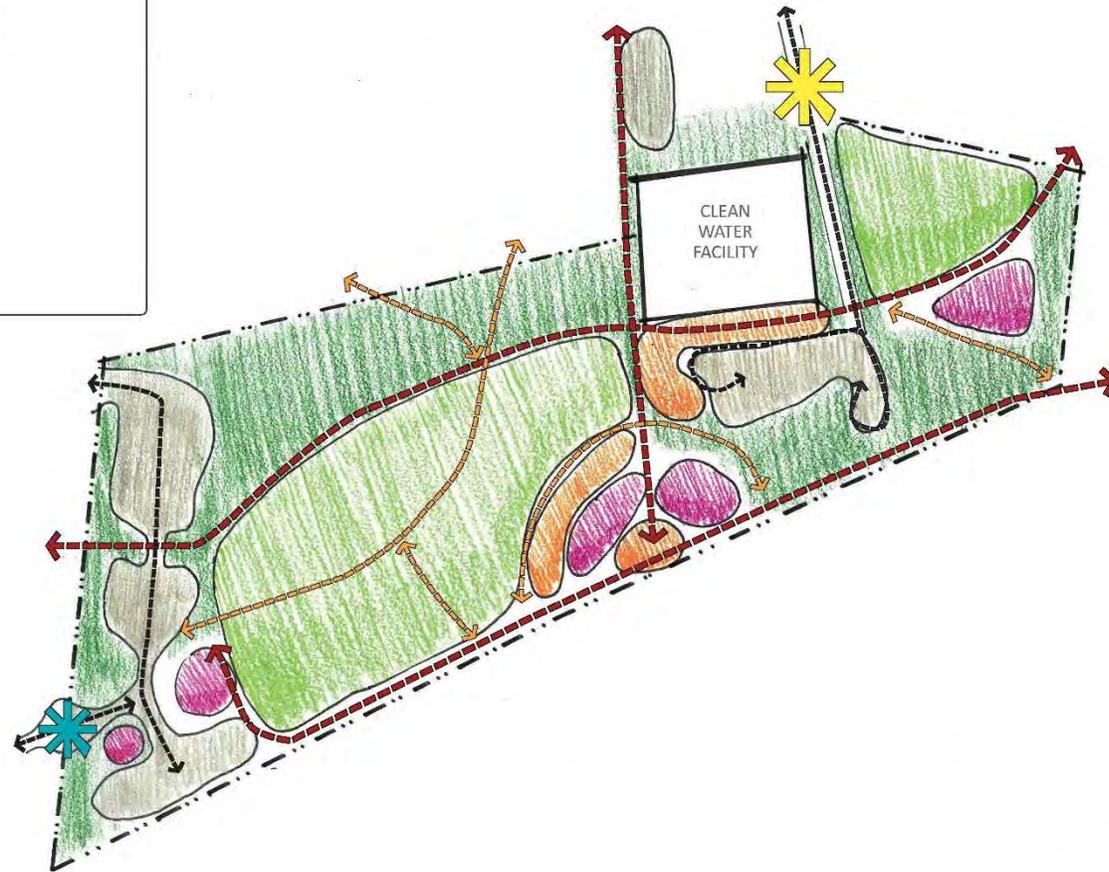
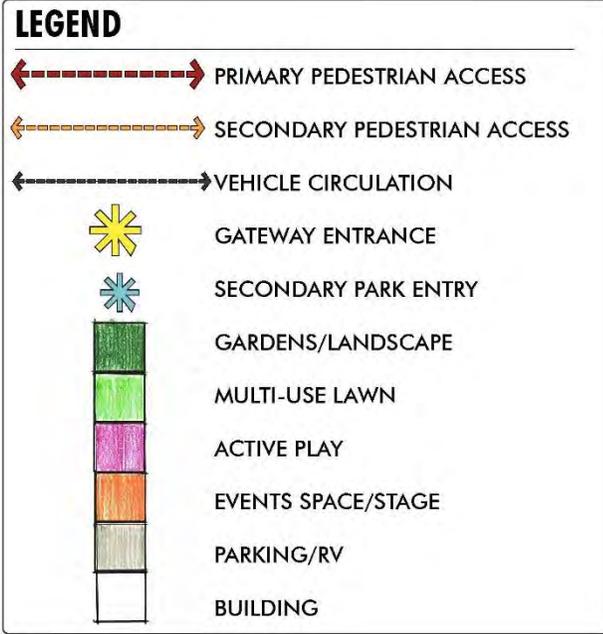
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CONCEPT #3 - Without Ballfields and RV Park

- GIVEN ELEMENTS
- HIGH PRIORITY ELEMENTS

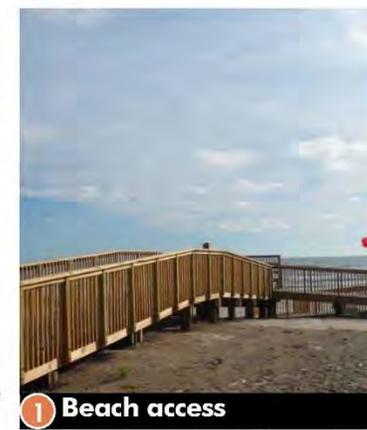
OTHER ELEMENTS

-
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-
-
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1 Beach access



2 Fountain



3 Splash park



4 Amphitheater



5 Grove seating



6 Multi-use lawn



7 Multi-use lawn



8 Multi-use lawn



9 Playground



10 Hard court



11 RV Park



12 Park and view

LEGEND

-  PRIMARY PEDESTRIAN ACCESS
-  SECONDARY PEDESTRIAN ACCESS
-  VEHICLE CIRCULATION
-  GATEWAY ENTRANCE
-  SECONDARY PARK ENTRY
-  GARDENS/LANDSCAPE
-  MULTI-USE LAWN
-  ACTIVE PLAY
-  EVENTS SPACE/STAGE
-  PARKING/RV
-  BUILDING









1 Pier



2 Garden



3 Events plaza



4 Boardwalk



5 Splash park



6 Lawn and splash park



7 Hard courts



8 Sinuous Trail



9 Playground



10 Activity rooms



11 Restroom



12 Overlook

LEGEND

-  PRIMARY PEDESTRIAN ACCESS
-  SECONDARY PEDESTRIAN ACCESS
-  VEHICLE CIRCULATION
-  GATEWAY ENTRANCE
-  SECONDARY PARK ENTRY
-  GARDENS/LANDSCAPE
-  MULTI-USE LAWN
-  ACTIVE PLAY
-  EVENTS SPACE/STAGE
-  PARKING/RV
-  BUILDING









1 Dune Walk



2 Plaza



3 Events plaza



4 Floating dock



5 Concrete steps
6 Concrete steps with stage



7 Overlook with shelter



8 Gardens



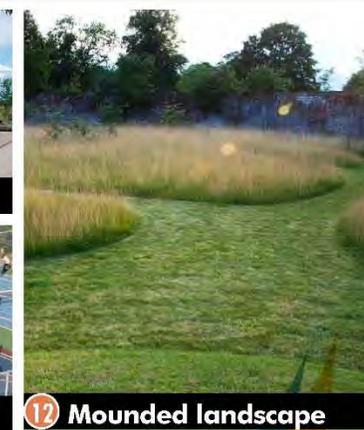
9 Playground



10 Restroom



11 Hard courts



12 Mounded landscape

Next Steps

- Tues., March 29, 2016, 5:30 – 7:30 p.m. (CAG Meeting & Open House) **Elks Lodge**
- Wed., April 20, 2016, 5:30 – 7:30 p.m.

Marin Woods
Planned Residential Development
&
Preliminary Plat

*This item has been
postponed
see e-mail attached*

Public Hearing

From: [F.R Rick Duran](#)
To: [Steve Powers](#)
Cc: [Michael Ryan](#)
Subject: Marin Woods - Schedule
Date: Thursday, March 31, 2016 12:32:32 PM

Steve;

In your previous "recovery schedule" email of 17 March, you offered some prescient "obvious comments":

"A few obvious caveats:

· Both the City and the applicant must meet all of the dates above or the schedule will not work."

The CCR's are complete, and most of the major issues from Monday are resolved, but as Michael and I take stock this Thursday noon, we feel it makes the most practical sense to delay our "responses and corrections" submittal into next week, which we understand delays our Planning Commission schedule by (at least) two weeks.

[1] This will give us the opportunity to be responsive to your comments on Planning (current) 9.

(We understand you are busy, and we'll wait for you.)

[2] Give Michael more one last double-check with staff all the discussion points, which seem to be explanations more than differences.

[3] Allow us the opportunity to determine if any additional variances, adjustments, or waivers need be officially submitted.

[4] let our production teams work during the day and actually sleep at night.

We want the submittal to be complete and accurate when it goes for approval, and a little quality control on our submittal will be a good thing.

This seems to be a mutually appropriate decision. I trust you agree.

We very much appreciate the pace the City has taken on this application.

Rick

F R Rick Duran
Managing Partner
The Archinomics Group

Development Executive
George F Marin Trust

E: frduran@archinomics.com

M: 1-847-274-1866

2016 Comprehensive Plan

Update

Public Meeting

City of Oak Harbor Planning Commission Report

Date: April 13, 2016
Subject: 2016 Comprehensive Plan Update –
Environmental Element

FROM: Dennis Lefevre, Senior Planner, Development Services Department

PURPOSE

As part of the mandated Comprehensive Plan update process, various key elements such as land use, housing, and transportation are in the process of being updated. Another element being updated is the Environmental Element. This element is significant for planning the protection and enhancement of the City's natural environment and forms the goal and policy framework for the regulatory critical areas ordinance codified in Oak Harbor Municipal Code (OHMC) Title 20.

DISCUSSION

The Environmental Element implements the Environment Goal of the Growth Management Act. This goal states to "Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water." The City's natural environment includes critical areas, shorelines and cultural resources. Each of these features contributes to the health and special character of Oak Harbor. Critical areas are defined in OHMC Section 20.02.020 and include:

- Wetlands;
- Fish and wildlife conservation areas;
- Geologically sensitive areas;
- Frequently flooded areas; and,
- Critical aquifer recharge areas.

After staff review, significant revisions to the goals were not made. Goal language was streamlined and clarified, but no new goals were added nor were any removed. Policy statements were updated where necessary, removed when no longer applicable, or kept as is.

As was the case with the other comprehensive plan elements, discussion statements generally were removed for document streamlining or moved to an Opportunities and Challenges section. In some cases, discussion statements were incorporated as new policies. Attachment 1 identifies the most recently approved Environmental Element (December, 2015) complete with recommended revisions as text strikethroughs for deletions and text underline for additions.

Attachment 2 is a clean version of the same element with the recommended revisions incorporated.

NEXT STEPS

In addition to this meeting, the Planning Commission will have a subsequent opportunity to comment on this element when the full draft comprehensive plan is presented. This is anticipated to occur later this month.

RECOMMENDATION

No formal action is required. Your comments and feedback on this element are welcome.

ATTACHMENTS

1. Draft Environmental Element with proposed revisions identified (strikethrough/underline).
2. Draft Environmental Element with proposed revisions incorporated (clean draft).

GROWTH MANAGEMENT ELEMENTS GOALS AND POLICIES

ENVIRONMENTAL ELEMENT

Additions

Deletions

Version date: 3-31-16

Introduction

The City of Oak Harbor recognizes the value of its natural environment and supports environmental protection and enhancement. The community recognizes that total preservation may not be feasible in an urban area. Rather, the City should seek to implement environmental goals within the context of planned growth. This approach acknowledges and accepts the demand for growth, and suggests that urbanization can be sensitive to those resources found to be valuable to the community.

~~As authorized by the State of Washington Growth Management Act (GMA), the City prepared the Comprehensive Plan with an integrated Environmental Impact Statement. The Comprehensive Plan has been reviewed for consistency with environmental laws as well as the Growth Management Act. This advanced planning is intended to streamline review procedures under the State Environmental Policy Act. For example, development applications found to be consistent with the Comprehensive Plan and its supporting Environmental Impact Statement would not require further review by the City under the State Environmental Policy Act. Issues such as land use designation, density, and availability of public services would normally not be re-evaluated.~~

Relationship to Other Elements

Along with the Land Use Element, the Environmental Element is one of the central components of the comprehensive plan. While the Land Use Element is the cornerstone for the Capital Facilities, Utilities, Housing, Economic Development and Open Space elements of this Plan, the Environmental Element is the key for planning the protection and enhancement of the City's natural environment. The Environmental Element goals and policies and the critical areas designations shown on the Critical Areas Atlas Maps are important for planning appropriate land uses and establishing meaningful open space areas and corridors. The Environmental Element is closely coordinated with the Land Use Element so the City can meet its land use, housing and economic development goals, while protecting and enhancing the natural environment. ~~The Environmental Element is also coordinated with the Open Space Element to facilitate protecting critical areas identified in the Environmental Element to the maximum extent possible through the lands set aside under the Open Space Element. In addition, the Environmental and Open Space elements' goals and policies are coordinated to ensure designated uses under the Open Space Element are appropriate for the underlying critical area designations established under the Environmental Element.~~ The Environmental Element is also coordinated with the City's Shorelines Master Program to ensure that shoreline uses are consistent with protection of these

valuable environmental resources.

Existing Environmental Conditions

The City has a rich natural environment that shapes the land uses and development patterns in the City. The City's natural environment includes critical areas, shorelines, ~~environmental values,~~ and cultural resources. Each of these features contributes to the health and special character of Oak Harbor. ~~The special environmental features found within the City are jointly designated as "critical areas" and the goals and policies for these areas are addressed in this Element.~~ These natural resources include tidal flats, wetlands, fish and wildlife habitat conservation areas (including species and habitats of local importance such as Garry Oak), geologically sensitive areas, frequently flooded hazard areas, and aquifer recharge areas. Urban forest areas are also found in the City.

A key amenity of Oak Harbor's natural environment is the visual and physical association with the marine waters of Puget Sound. ~~This unique association is addressed here, along with the other critical areas discussed above.~~ The marine shoreline is addressed in greater detail under the City's Shorelines Master Program. The unique marine relationship, critical areas, and other environmental values such as air and water quality, are discussed below. Inventories and mapping of these critical areas and environmental features within the City of Oak Harbor and the Urban Growth Area (UGA) are included in this Element.

~~Other environmental values such as water quality and air quality are included under the Environmental Element. Cultural resources are also addressed under the Environmental Element. Environmental features found within the City are discussed below, followed by goals and policies that serve as the basis to protect the City's environmental resources.~~

~~This Environmental Element includes inventories of critical areas and environmental features within the City of Oak Harbor and the Urban Growth Area (UGA). See the Environmental Element Maps in this Plan for mapping of these critical areas. See also the Critical Areas Atlas for more detailed mapping. See the Shoreline Master Program for inventories of shoreline habitats within the City and UGA.~~

- Tidal flats are found along the shoreline of Oak Harbor Bay.
- Wetlands are found throughout the study area, with one large wetland system associated with the shoreline.
- Frequently flooded hazard areas associated with several of the wetland and tidal areas are also mapped.
- Geologically sensitive areas are primarily associated with the bluffs along the shoreline and other steep slopes, and ppotential liquefaction areas exist in the downtown area and Maylor Point.
- Fish and wildlife habitat conservation areas primarily include marine resources such as eelgrass communities, shellfish, forage fish spawning areas, great blue heron, and bald eagle habitats. Of local significance, areas of Garry Oak habitat are also included.

- Critical aquifer recharge areas are mapped based on the susceptibility of current or possible future potable water supplies to pollution. ~~Garry Oak tree habitat occurs throughout the City; areas of concentration are shown on the fish and wildlife habitat conservation areas map.~~

~~Natural Resource Lands are defined in the GMA as including agricultural lands, mineral resource lands, and forest lands. No agricultural lands or mineral resource lands are shown on the Critical Area Atlas maps, as there are no mapped agricultural lands or mineral resource within the study area. Likewise, while forest lands are shown on the Critical Areas maps, these represent urban forest resources, not commercial forest lands. These resource lands are not addressed in this Environmental Element, as the City does not contain these resources.~~

GOALS AND POLICIES

Growth Management Act Goals

RCW 36.70A.020 sets forth ~~thirteen~~ fourteen Planning Goals for use by jurisdictions in developing comprehensive plans. These goals are not stated in any order of priority. One of those goals, as shown below, directly addresses the environment:

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Implementing this goal, the City of Oak Harbor finds that it is in the public interest to protect critical areas from adverse impacts to preserve public health, safety, and welfare. The State's Growth Management Act mandates designation and protection of environmentally critical lands and their functions and values.

~~Island County Countywide Planning Policies~~

~~The following policies have been established by Island County to facilitate inter-jurisdictional cooperation and coordination in the implementation of Growth Management Plans, as they relate to this Environmental Element:~~

~~**Policy 3.3:** The County and Municipalities should also coordinate where appropriate, the development and implementation of long-range plans for . . . air quality . . . and environmental plans such as watershed action and stormwater management plans.~~

~~**Policy 3.4:** The County and the Municipalities, in coordination with the Department of Ecology, have previously adopted a Ground Water Management Plan, which provides for the protection of the quality and quantity of ground water used for public water supplies.~~

City of Oak Harbor Goals and Policies

The ~~following~~ goals and policies address protection and enhancement of the natural environment features covered by this element found in Oak Harbor. These features include shorelines and tidal flats, wetlands, fish and wildlife habitat conservation areas (including species and habitats of local importance such as Garry Oak), geologically hazardous areas, frequently flooded areas,

and critical aquifer recharge areas, urban forests, surface water quality, air quality, stormwater management, and cultural resources. ~~Features of the built environment covered in other elements of the plan include noise (Land Use), water conservation and waste disposal/recycling (Utilities), and landscaping and design (Urban Design).~~

General Goals

Goal 1 - To protect the public health, safety and welfare by preventing adverse impacts to ~~the environment, specifically~~ critical areas, ~~and~~ their functions and values.

Discussion

~~It is in the public interest to protect critical areas from adverse impacts to preserve public health, safety, and welfare. The State's Growth Management Act mandates designation and protection of environmentally critical areas and their functions and values (RCW 36.70A.020, 0.60, .170, .172, and .175.) Critical areas include wetlands, fish and wildlife habitat conservation areas (including species and habitats of local importance), geologically sensitive areas, frequently flooded areas, and critical aquifer recharge areas. These resources provide valuable functions within the environment that warrant special protections. This includes measures that protect these resources from noxious, invasive and non-native plant and animal species.~~

~~(A portion of this discussion was moved to the goals and policies section.)~~

Policies: 1.a ~~Adopt Update and implement~~ regulations for the protection of critical areas consistent with state law. ~~Regulations created pursuant to this policy should include provisions for reasonable use exceptions and nonconforming uses. (Moved to Policy 2f)~~

Discussion

~~The City has adopted critical areas regulations in accordance with the Growth Management Act. State and local regulations require identification and expert assessment of the functions, values and potential impacts to critical areas prior to development approval.~~

~~(Redundant)~~

1.b ~~Update and m~~Maintain inventories of ~~the above all~~ critical areas within the City and its UGA ~~in the form of Critical Areas Maps, as new data becomes available. See also, Critical Areas Maps and Critical Areas Atlas.~~

Discussion:

~~The City should incorporate new information from site specific studies on a regular basis to update the Critical Area Maps for use by the public and other entities.~~

~~(Redundant)~~

1.c ~~Coordinate w~~With Island County, to jointly prepare a critical areas field reconnaissance study for ~~the~~ proposed transportation and utility corridors in the Enterprise Area. ~~The purpose of this study is to identify existing wetlands so that informed decisions may be made regarding final street alignments within the Enterprise Areas.~~

1.d ~~Establish a Critical Areas Overlay that includes areas identified as wetlands, fish and wildlife habitat conservation areas (including species and habitats of local importance), geologically sensitive areas, frequently flooded areas, and critical aquifer recharge areas. (See also the Land Use Element and Zoning regulations.)~~ See OHMC 20.12.020(1)

1.ed A monitoring and management program should be developed to prevent adverse impacts to the environment and critical areas from noxious, invasive and non-native plant and animal species.

Discussion:

~~The GMA requires that critical areas designations and protections overlay and supercede all other land uses, with the exception of agricultural uses, and should preclude new land uses and developments incompatible with the preservation of critical areas. As long as critical areas are protected, other non-critical areas can be developed as appropriate under the applicable land use designation and zoning requirements. Existing uses do not need to be discontinued but may be regulated so as not to adversely affect critical areas.~~

Goal 2 - ~~To e~~Encourage alternative methods of resource protection and stewardship.

Discussion:

~~There are generally three ways in which resource protection and stewardship may occur: acquisition, financial incentives, and regulation. Acquisition by public agencies and non-profit organizations has the benefit of long term preservation and direct control over the resource. In all but the most extreme cases, acquisition should occur with the voluntary participation of the property owner. Financial incentives such as reductions in property taxes have the advantage of reduced public costs for acquisition and maintenance and represent a more collaborative approach between private owners and the City. The advantage of regulatory options, such as zoning and subdivision controls and incentives such as density bonuses for clustered development, is reduced public costs for acquisition and maintenance of resources. The method of preservation selected for a particular~~

~~resource should be based on the public benefit derived from preservation, resource sensitivity, maintenance requirements, and related planning goals and policies. In any event, the cost and legal implications of resource protection must be taken into consideration, and an active program of public involvement should be undertaken (See also, Government Services Element, Property Rights policies and Open Space Element, Implementation Strategies).~~

~~(Transferred into policies 2.a-2.e)~~

Policies:

2.a ~~Encourage acquisition by public agencies and non-profit organizations that have the benefit of long-term preservation and direct control over the resource.~~

2.b ~~In all but the most extreme cases, acquisition should occur with the voluntary participation of the property owner.~~

2.c ~~Support financial incentives such as reductions in property taxes have the advantage of reduced public costs for acquisition and maintenance and represent a more collaborative approach between private owners and the City.~~

2.d ~~Encourage regulatory options, such as zoning and subdivision controls and incentives such as density bonuses for clustered development, to reduce public costs for acquisition and maintenance of resources.~~

2.e ~~The method of resource preservation should be based on the public benefit derived from preservation, resource sensitivity, maintenance requirements, and related planning goals and policies.~~

2.af ~~Designate Existing and potential open space areas ~~should be designated~~ on land use, park and recreation, and open space plans. Open space may include public and private parks, greenbelts, corridors, and critical areas. (See also, Open Space Element, Goals and Policies and Land Use Element, Goal 15).~~

2.b ~~A land trust should be formed to have first option to acquire or purchase development rights for open space conservation.~~

2.eg ~~Work with the Navy and other applicable agencies to acquire open space lands in a coordinated regional effort ~~toward the to~~ preservation of open space. ~~Lands to be acquired for open space should be prioritized with public input.~~~~

Discussion:

~~The appropriate agency to acquire open space lands depends upon management objectives, available resources, and various land use considerations. For example,~~

management of wildlife habitat may best be accomplished by a land trust, wildlife agency or conservation organization, while the City or a parks district may be the appropriate steward of recreational lands. ~~Island County's Open Space Public Benefit Rating System may be a useful tool in helping to prioritize the specific open spaces to be acquired or protected. This system was originally developed following extensive public input, including input from residents of Oak Harbor.~~ (Moved to Opportunities/Challenges)

- 2.dh** ~~Consider The City should~~ establishing a wetland mitigation bank to increase wetland values and encourage efficient land use.

Discussion:

~~The Oak Harbor Critical Areas Ordinance authorizes the City to establish a wetland mitigation bank. The City has identified a potential wetland restoration site consisting of approximately 36 acres of former saltwater marsh east of Scenic Heights Road. The peat bog located north of NE 7th Avenue is characterized by different functions and values and may serve as an additional enhancement site, as the City has previously acquired wetlands in this area. Prior to any development, it will be necessary to complete hydrological studies and receive state and federal agency approval of a master plan and wetland mitigation program.~~ (Moved to Opportunities and Challenges)

- 2.ej** ~~Continue to The City should~~ pursue advanced acquisition of ~~designated~~ park lands within the UGA, ahead of development pressures.

- 2.f** ~~Continue to work together with Island County to implement a program for greenbelt protection around the UGA~~ See 5f.

Discussion:

~~Greenbelt protection may include clustered development incentives, critical areas regulation, educational support for agriculture and forestry uses through the Washington State extension service, and transfer of development rights as administered by Island County. The City should work with the County to implement the interlocal agreement that allocates a portion of Conservation Futures funds generated from Oak Harbor toward open space preservation in the Joint Planning Area or UGA. Where practical, valuable open space areas outside the UGA should be considered for acquisition or protection to benefit future generations.~~

(Moved to Opportunities and Challenges)

- 2.gj** ~~The City should p~~Provide ~~public~~ incentives to promote conservation of open space on private land, such as tax incentives, density credits, and ~~provisions mandating open space in the~~ flexibility of the city's development regulations.

2.k Promote Island County's Public Benefit Rating System to provide tax incentives.

~~2.h The City should provide incentives to utilize Low Impact Development techniques for new development and redevelopment projects that will further promote resource protection and stewardship. Such incentives may include density credits, street width and/or parking requirement reductions, stormwater fee credits, landscape/park requirement credits, and/or expedited permit review processing. The City should also provide educational materials through pamphlets or web links to the public to educate the public on low impact development. Move to Goal 3~~

Discussion:

~~Low impact development includes a host of site design and construction techniques that can reduce impervious surfaces, retain and/or increase vegetative cover, and generally reduce the environmental impacts of projects. The Washington State Department of Ecology has incorporated low impact development guidance and incentives into its 2005 Stormwater Management Manual for Western Washington. Incorporating low impact development techniques can reduce environmental impacts of a project and foster resource protection and stewardship.~~

~~(Incorporated into policy 3.a)~~

Goal 3 - Preserve and enhance water quality in conformance with the Puget Sound Water Quality Authority's Partnership's Stormwater Management Program and other Clean Water Act and Growth Management Act requirements.

Policies: 3.a Use a comprehensive system of drainage facilities (and public education) to control the quality and quantity of storm water runoff. Incorporate Low Impact Development techniques as the required method for stormwater treatment.

Discussion:

~~The City has adopted a Comprehensive Storm Drainage Plan as required by the Puget Sound Stormwater Management Program. The plan identifies regional detention facilities and conveyance system improvements to serve future development. As provided under federal and state clean water laws, the plan adopts by reference the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin and the 2005 update, the Stormwater Management Manual for Western Washington, otherwise known as "The Manual". The city's plan also recommends use of public education techniques, such as published materials, to protect water quality.~~

- 3.b Update the ~~City's~~ Comprehensive Storm Drainage Plan to incorporate appropriate guidance and information from The Stormwater Management Manual for Western Washington (2005/12).

Discussion:

~~The Manual includes new information and guidance based on best available science regarding stormwater management and water quality. Updates to the City's Plan should include innovative stormwater management methods such as low impact development techniques (see also Policy 2.h), reduction of impervious surface, innovative water quality treatment technology, best management practices, and appropriate design criteria. (incorporated into policies)~~

- ~~3.e Update the City's Title 12 Stormwater Ordinance to incorporate appropriate guidance and information from The Manual.~~

- 3.c Update the Oak Harbor Municipal Code to incorporate low impact development best management practices as the required method of stormwater treatment.

Discussion:

~~The City's ordinance should be updated to include incentives for use of innovative design and techniques to reduce stormwater impacts, as described above. The ordinance should address required design criteria and other changes in The Manual (2005), as appropriate.~~

- 3.d ~~The City should~~ eCoordinate with Island County to protect water quality when stormwater drainage affects both jurisdictions.

- 3.e Approve erosion and sediment control plans for construction activities. ~~Such plans shall~~ that include approved best management practices, ~~as applicable, to~~ control sedimentation of waterways, tracking of sediment onto public roads, erosion of denuded soils, and runoff damage to adjacent properties.

- 3.f Include storm water management facilities to protect water quality and limit maximum discharge to pre-development rates conditions in new developments and substantial redevelopment projects. ~~All new development shall adhere to the City's Title 12 Stormwater Ordinance.~~

Discussion:

~~The State of Washington regulates storm water drainage. It is the policy of the City to require an approved storm drainage plan from developers prior to construction. Such plans must address pre and post development runoff, downstream impacts, and required water quality treatment or "best management practices" (BMPs) in conformance with the Comprehensive Storm Drainage~~

~~Plan. Storm water detention ponds and other drainage features should be constructed with consideration to public safety and health. The City encourages the use of innovative design and construction techniques to reduce impervious surfaces, maintain water quality, and utilize stormwater for amenity features in the landscape.~~

~~(Redundant)~~

3.g Maintain natural drainage patterns and discharge ~~that occur in natural locations,~~ to the maximum extent practicable, while protecting functions and values of wetlands ~~(See also, Utilities Element, Policy 1.g).~~

3.h Provide regulations to guide corrective actions necessary to mitigate or cleanse those discharges that pollute waters of the state.

Discussion:

~~The Growth Management Act requires that local jurisdictions develop regulations that will provide guidance for corrective actions that need to be taken to cleanse or mitigate those discharges that currently pollute waters of the state. The intent is to clean up existing discharges that are polluting waters of the state. The City will develop such regulations to guide clean up any such discharges that may exist in the City.~~

3.i Meet National Pollution Discharge Permit requirements for sanitary sewer discharge ~~(See also, Utilities Element, Policy 4.f).~~

3.j Be prepared to respond to toxic spill incidents, including monitoring cleanup and assisting permitting agencies with enforcement of related laws. ~~The City should r~~Require large developments and industries to maintain Spill Prevention and Contingency Plans to effectively respond to any spill incidents.

Goal 4 - ~~To m~~**Maintain and improve air quality in the Oak Harbor Area to protect the public health, safety, and welfare.**

Discussion:

~~Oak Harbor enjoys relatively good air quality due to its lack of significant point sources of pollution and constant air circulation around the islands of north Puget Sound. However, local air quality may periodically drop below acceptable standards due to atmospheric inversions, particularly during winter months. Local air quality near intersections with high automobile traffic may also drop below minimum standards for short periods, however this should be mitigated by traffic improvements.~~

Policies: **4.a** Cooperate with the Northwest Air Pollution Authority and federal agencies in efforts to implement regional air quality standards.

- 4.b ~~Maintain restrictions and~~ **Prohibit** open burning ~~bans~~ associated with land clearing ~~and~~ **Encourage** chipping and use of woody material on-site wherever possible.

Discussion:

~~State law requires that local governments prohibit outdoor burning in UGAs, except for small household burning, by the year 2001 (WAC 173.425; Washington State Clean Air Act, 1991). The Fire Department is responsible for implementing state air quality standards, as directed by the Northwest Air Pollution Authority, including regulating and permitting open fires associated with land development. In accordance with state law, the Fire Department has imposed burning bans within the City and UGA.~~

(Outdated)

- 4.c **Review** New developments ~~to~~ **should** address air quality and establish mitigation measures to avoid significant impacts. Prior to approval of industrial emissions, the City shall coordinate with the Northwest Air Pollution Authority and other affected agencies.
- 4.d **Prohibit** ~~L~~and uses which create excessive amounts of point-source pollution ~~shall not be permitted within the City or the UGA.~~
- 4.e Consider land use and transportation linkages in planning decisions to reduce air quality impacts.

Discussion:

~~For example, planning should be integrated as follows:~~

- ~~▪ Locate higher density housing within walking distance of employment centers to the extent possible.~~
- ~~▪ Develop transit facilities adjacent to housing, public campuses and employment centers to reduce reliance on the automobile.~~
- ~~▪ Develop sidewalk and pathway systems to allow efficient travel by pedestrians and bicycles.~~
- ~~▪ Plan neighborhood commercial centers so as to reduce the number of automobile trips, reduce trip distances, and promote alternative modes of transportation. Priority should be given to reducing the number of cold automobile starts versus reduced trip lengths.~~
- ~~▪ Monitor trends in home based employment and modify zoning standards as necessary to reduce reliance on automobiles.~~

(Addressed in Transportation Element)

Goal 5 - To conserve the urban forest to enhance air quality, energy conservation, noise abatement, community aesthetics, wildlife habitat, and the general quality of life appropriate to a small urban community. (See also Urban Design Element). ???

Discussion:

The urban forest includes the interconnected system of trees and shrubbery on public or private property within the City and the UGA. Components of this system may include remnant forest lands, parks, street trees, forested ridge lines, private open space tracts within subdivisions, greenbelts between land use districts, arterial landscape buffers, landscaping on residential lots, landscaping within parking areas, individual Garry Oaks and hedge rows and trees of significant size or historical importance.

~~The Urban Growth Area study identifies Oak Harbor's natural forest greenbelt as a key visual amenity unique to the City. During the summer of 1994, the Planning Department prepared an inventory of urban forest lands and changes that have occurred in the natural canopy (See Urban Forest Map). The following policies were developed based on the study findings:~~

- Policies:**
- 5.a** Increase community awareness about the importance of the urban forest and the positive impact trees and shrubs have upon the environment.

Discussion:

~~The City should consider submitting an application for Tree City USA status to increase public awareness and stewardship of the urban forest.~~

- 5.b** Provide adequate funding to assure safe, well-maintained, and healthy trees and shrubs on public property.
- 5.c** Promote public and private tree planting as well as replacement and preservation programs to sustain and improve the urban forest.
- 5.d** Require retention or planting of trees and shrubs with new development and substantial redevelopment projects. Retention of existing trees is preferred over replanting of trees (~~See also Land Use Element, Urban Design Element~~).
- 5.e** Encourage City departments, other agencies, and the public to work together to identify opportunities for cooperative projects to enhance the urban forest.
- 5.f** Continue to work together with Island County to implement a program for greenbelt protection around the UGA.
- 5.g** Require developers to submit and receive City approval of erosion control and limits-of-clearing plans, as applicable, prior to release of land clearing permits.

Discussion:

~~The City may require assessment by a professional forester or arborist to support tree retention requests within protected buffers. Such assessments should address~~

~~removal of any hazardous trees and replanting of areas cleared for utility installation. In addition, the City may require a forestry report for areas containing 3 or more acres of forested land or portions thereof prior to clearing. (Also see Urban Design, Policy 1.d)~~

- 5.h** Update the land clearing and grading ordinances to prevent indiscriminate removal or destruction of trees and ground cover on undeveloped and partially developed property.

Discussion:

~~The City is currently updating the land clearing ordinance to include requirements for clearing limits, erosion controls, timing and other aspects of land clearing. The City's ordinances are being developed to preserve as many trees to the maximum extent feasible.~~

(Completed)

Goal 6 - Protect, preserve and restore significant historical and cultural resources in the City to the maximum extent practicable.

- Policies:**
- 6.a** Protect areas of known historic and cultural value from incompatible development and ensure that newly discovered areas are documented by the appropriate experts and authorities.
- 6.b** Develop an inventory of potential historical and cultural resource sites for City reference.
- 6.c** Use the following preferences to address identified historical and cultural resources:
- Avoid adverse impacts to the historical or cultural resource.
 - Protect the historical or cultural resource to the maximum extent possible.
 - Document the historical or cultural resource prior to development activity.
 - Monitor the resource during development activity.
- 6.d** Coordinate with the appropriate Native American Tribe(s) or Nation for identified Native American cultural resources prior to development activity.
- 6.e** Encourage voluntary protection of significant historical and cultural resources, using acquisition, incentives, conservation easements, transfer of development rights, and alternative re-use of structures.
- 6.f** Develop educational materials as appropriate to educate the public and increase awareness and appreciation for historical and cultural resources.
- 6.g** Incorporate the preservation of historical and cultural resources into development permit and land division reviews.

Goal 7 - ~~To~~ **include “Best Available Science” in the process of designating critical areas and developing environmental regulations.**

Discussion:

~~In 1995, the State Legislature incorporated a new section in the Growth Management Act to require that local jurisdictions consider reliable scientific information when adopting policies, development regulations, and critical areas ordinances to designate and protect critical areas and their functions and values (RCW 36.70A.172 and WAC 365-195-900 through 925, August 2000.) (unnecessary)~~

- Policies:**
- 7.a** Include the best available science in developing policies and regulations to protect the functions and values of critical areas and shorelines.
 - 7.b** Identify the best available science (science obtained through valid and reliable scientific process) used in developing the regulations.
 - 7.c** Identify any non-scientific information used as a basis for departing from science-based recommendations for policy and regulations. The reasoning for use of non-scientific information shall be specified.
 - 7.d** Where scientific information is lacking or non-scientific information is used in developing policies and regulations, implement a precautionary or “no-risk” approach or an adaptive management and monitoring program to monitor the protection of the functions and values of the critical area or resource.

Goal 8 - ~~To~~ **integrate and streamline the environmental review process with the development review process**

- Policies:**
- 8.a** Use the Comprehensive Plan and its supportive environmental impact statement to assess the environmental impact of development proposals to the greatest extent possible.

Discussion:

~~For example, development applications found to be consistent with the Comprehensive Plan and its supporting Environmental Impact Statement would not require further review by the City under the State Environmental Policy Act. Issues such as land use designation, density and availability of public services would normally not have to be re-evaluated.~~

- 8.b** Review and amend existing regulations to integrate and streamline the environmental review process.

Discussion:

The City should provide clear guidelines in the regulations for environmental protection requirements, provide for concurrent review of environmental and development submittals, establish City review timing limits, and other methods to provide a reasonable level of predictability for development and environmental reviews.

(Completed)

8.c Coordinate with Island County ~~to streamline~~ on development policies and regulations to optimize predictability for development and environmental reviews in the UGA.

~~**8.d** Develop regulations to provide a streamlined (fast-tracking) review process for projects that meet a specific threshold of environmental resource protection and stewardship. City shall develop reasonable thresholds for the streamlining program.~~

~~**8.e** Define and give priority to non-polluting industries in consideration of environmental impacts.~~

Wetlands Goal

Goal 9 - ~~To p~~**Protect wetlands from a net loss in functions, values and acreage.**

Policies: **9.a** Designate, classify, and regulate wetlands based on functions, values and acreage.

9.b Establish standards for wetland protection including use limitations and buffers based on wetland classification and habitat value. ~~Allow for variances based on potential impacts.~~

9.c Allow for variances based on potential impacts.

Discussion: The Washington State Department of Ecology has issued guidance regarding delineating, rating and protecting wetlands and mitigating wetland impacts. Ecology recommends basing wetland buffers on habitat value, since the function of wetlands most sensitive to buffer size and quality is wildlife habitat, particularly for amphibians and larger birds.

(CAO Amendment)

9.c Establish a **prioritized** mitigation sequence ~~for adverse~~ reducing impacts to wetlands and their buffers which range from impact avoidance to compensation and monitoring. ~~∴ i.e. avoid, minimize, rectify, reduce, compensate, and/or monitor impacts.~~

Fish and Wildlife Habitat Conservation Areas Goal

Goal 10 - To protect fish and wildlife habitat conservation areas from loss or adverse impacts.

Discussion:

~~Fish and wildlife habitat conservation areas are designated critical areas that include, among other wildlife resources areas, areas with which endangered, threatened, or sensitive species have a primary association and habitats for species of local importance, including priority habitat and species designated by the Department of Fish and Wildlife. Federal and State laws mandate that these species and their habitats be designated and protected.~~

~~The City should designate federal and state listed species that are potentially present within the City and the UGA (such as bald eagle and great blue heron) and provide mapping of these specially protected resources. The City should also designate local species of importance, such as Garry Oak trees. The City should provide special protections through the Critical Areas ordinance for federal and state listed species and local species of importance and their habitats.~~

- Policies:**
- 10.a** Designate and classify critical fish and wildlife areas based on type and/or association with priority species.
 - 10.b** Identify priority species based on Federal or State status or based on local importance.
 - 10.c** ~~Establish~~ Maintain standards ~~including for~~ buffers and timing or activity restrictions based on the habitat class and priority species use.
 - 10.d** Establish a ~~prioritized~~ mitigation sequence ~~for adverse reducing~~ impacts to critical habitat functions and values; which range from impact avoidance to compensation and monitoring. i.e. avoid, minimize, rectify, reduce, compensate, and/or monitor impacts.
 - 10.e** ~~The City shall d~~Ddevelop conservation or protection measures necessary to preserve or enhance anadromous ~~fisheries~~ habitat.

Discussion:

~~Anadromous fish associated with the Puget Sound do not currently use the one stream in the City, Swantown Creek, but almost certainly do use Oak Harbor Bay. The City should include measures to protect anadromous fish potentially utilizing the nearshore marine habitat in the Shoreline Master Program and Critical Areas Ordinance.~~

Geologically Sensitive Areas Goal

Goal 11 - ~~Protect the public health, safety and welfare from~~ Prevent hazards resulting from incompatible development being sited on geologically sensitive areas.

~~Discussion: Oak Harbor, along with the rest of lowland Puget Sound, is in Earthquake Zone 3, an area of moderate to high potential for earthquakes. The Puget Sound area falls within this category because the North American (Continental) Plate and the Juan de Fuca (Oceanic) Plate come together along the Washington coast, the presence of a volcanic mountain range (Cascade Mountains) to the east, and the North and South Whidbey Faults running through the island. Parts of the City are susceptible to liquefaction during earthquakes or have potential landslide hazards due to steep slopes that are unstable due to underground springs and aquifers.~~

- Policies:**
- 11.a** Designate and classify areas on which development should be prohibited or limited due to danger from geologic hazards, based on level of hazard or risk.
 - 11.b** ~~Require through regulation, that~~ Regulate significant geologic impacts resulting from development ~~be mitigated or avoided within by avoiding or mitigating impacts to~~ identified critically geologically sensitive areas.

Frequently Flooded Areas Goal

Goal 12 - ~~Protect the public health, safety and welfare, and to m~~Minimize public and private losses due to flood hazards.

- Policies:**
- 12.a** Designate those areas subject to frequent flooding or inundation as flood hazard areas.
 - 12.b** Protect the important hydrologic role of frequently flooded areas by preventing or mitigating disruption of frequently flooded areas, which may result in hazards to safety or property.
 - 12.c** Limit/restrict development within flood hazard areas to reduce flood control and disaster relief costs.

Critical Aquifer Recharge Areas Goal

Goal 13 - Protect critical aquifer recharge areas from contamination and maintain long-term recharge potential.

- Policies:**
- 13.a** Designate and classify ~~those~~ (areas where current or potential potable groundwater supplies are susceptible to pollution) ~~as~~ critical aquifer recharge areas.

13.b Regulate activities that could have ~~a potentially significant~~ negative impacts on ground water quality and or recharge potential within critical aquifer recharge areas.

13.c Limit impervious surfaces to reduce stormwater runoff by incorporating low impact development best management practices into new developments.

Discussion:

~~Uses that could have a potentially significant negative impact on critical aquifer recharge areas include, but are not limited to, underground and above ground hazardous materials storage tanks, facilities which store significant amounts of hazardous materials or wastes, on-site sewage disposal systems, petroleum pipelines, vehicle repair and washing, junk yards and salvage yards, pesticide storage and use and/or landfills.~~

Shoreline Goal

Goal 14 - ~~To~~ **Conserve, protect, and enhance shoreline resources through implementation of the Oak Harbor Shoreline Master Program.**

Discussion:

~~The City of Oak Harbor Shoreline Master Program (Master Program) applies to all shoreline areas under the jurisdiction of the City, as authority and responsibility to manage shorelines is mandated by the Washington Shoreline Management Act (SMA)(RCW 90.58). Mapped shorelines include Oak Harbor Bay and Crescent Harbor. The Master Program provides goals, policies, and regulations for shoreline areas, generally described as aquatic environments and tidelands of Oak Harbor Bay, and land areas within 200 feet of the ordinary high water mark. Crescent Harbor lies within federal jurisdiction and as such is governed by the Naval Air Station. The Naval Air Station has developed the Integrated Natural Resources Management Plan for to guide activities at the base. The following policies serve as general goals for shoreline use of Oak Harbor Bay, as identified by the Master Program.~~

~~(Moved a portion to beginning of Element)~~

Policies: **14.a** Assure protection of the unique character of the City of Oak Harbor and its shoreline environment while providing for compatible use of the shoreline. ~~Optimize public participation in decision making processes that may affect the City's shorelines.~~

14.b Evaluate proposals for economic development along the shoreline or over the water with regard to the degree to which the natural environment and the social qualities of the city will be enhanced and/or affected. Evaluate such proposals with a preference for long-term benefits over short-term benefits. Evaluate development proposals with a preference for proposals

that concentrate development in areas where current development already exists.

- 14.c** Ensure safe, convenient, and diversified public access to the water and shoreline, while protecting the natural environment and maintaining quality of life.

Discussion:

~~The Shoreline Management Act places emphasis on protection of the natural character and functions of the shoreline and the right of the general public to enjoy its physical and aesthetic qualities while allowing for controlled development consistent with the public interest. Public access may include activities ranging from shellfish harvesting on public tidelands to simple appreciation of water views from upland areas. Access may be to beaches, lands adjacent to the shoreline, and the water itself. The City's Shoreline Master Program establishes development standards and other criteria for assuring public access to shoreline areas while protecting the natural environment and property values. The City's Critical Areas Ordinance protects the functions and values of fish and wildlife habitat conservation areas, including those areas along the shoreline.~~

- 14.d** Designate, protect and enhance forage fish spawning areas, eelgrass, shellfish areas and shoreline areas used by bald eagles or great blue herons as fish and wildlife habitat conservation areas, ~~and protect them through the Critical Areas Ordinance~~
- 14.e** Ensure efficient movement of people, with minimum disruption of the shoreline environment and minimum conflict between different types of uses, through transportation systems developed along the shoreline.
- 14.f** Encourage diverse, water-oriented recreational opportunities that are compatible with and appropriate to the shoreline locations on which they are planned without degrading the shoreline environment.
- 14.g** Conserve natural resources unique to the shoreline for the benefit of existing and future generations. Utilize the following prioritized mitigation sequence in addressing potential impacts to the natural resources associated with the shoreline when evaluating development proposals:

Avoid impact by not taking certain action or parts of an action.

Minimize impact by limiting the degree or magnitude of action by use of technology or other means.

Rectify impact by repair, rehabilitation, or restoration.

Reduce or eliminate impact over time by preservation and maintenance operations.

Compensate for impact by replacing, enhancing, or providing substitute resources
Monitor the impact and compensation project, taking appropriate corrective measures.

Discussion:

~~The natural resources and processes associated with the shoreline are sensitive to development. These include view corridors, vistas, open space, water resources, sand circulation patterns, vegetation, and fish and wildlife habitats. Avoidance of impacts is the preferred mitigation for potential impacts to these resources; however, full avoidance is not always feasible. Therefore, minimizing, rectifying, reducing or compensating for the impacts is also allowed if shown that the public benefit exists for the development. In addition, if supported by regulatory agencies, the City may establish a wetland mitigation bank to enhance and restore the shoreline ecosystem and advance growth management objectives.~~

- 14.h** Protect and/or restore shoreline or water areas that have educational, scientific, archaeological, historic, or cultural value.

Discussion:

~~The City should encourage the preservation of historic and cultural resources such as Native American artifacts and features that contribute to the historical character of Oak Harbor. Expert study of shoreline and other development sites for historic and cultural resources should be required prior to excavation when such areas are thought to contain significant resources. See also Goal 6, Historical and Cultural Resources.~~

- ~~**14.i** Protect shoreline or water areas that have educational or scientific value.~~

- 14.ji** Recognize that areas lying seaward from the line of extreme low tide of Oak Harbor Bay as shorelines of statewide significance and manage the uses along these shorelines with the recognition of their regional importance.

OPPORTUNITIES AND CHALLENGES

The Oak Harbor Critical Areas Ordinance authorizes the City to establish a wetland mitigation bank. The City has identified a potential wetland restoration site consisting of approximately 36 acres of former saltwater marsh east of Scenic Heights Road. The peat bog located north of NE 7th Avenue is characterized by different functions and values and may serve as an additional enhancement site, as the City has previously acquired wetlands in this area. Prior to any development, it will be necessary to complete hydrological studies and receive state and federal agency approval of a master plan and wetland mitigation program.

The appropriate agency to acquire open space lands depends upon management objectives, available resources, and various land use considerations. For example, management of wildlife

habitat may best be accomplished by a land trust, wildlife agency or conservation organization, while the City or a parks district may be the appropriate steward of recreational lands. Island County's Open Space Public Benefit Rating System may be a useful tool in helping to prioritize the specific open spaces to be acquired or protected. This system was originally developed following extensive public input, including input from residents of Oak Harbor.

Greenbelt protection may include clustered development incentives, critical areas regulation, educational support for agriculture and forestry uses through the Washington State extension service, and transfer of development rights as administered by Island County. The City should work with the County to implement the interlocal agreement that allocates a portion of Conservation Futures funds generated from Oak Harbor toward open space preservation in the Joint Planning Area or UGA. Where practical, valuable open space areas outside the UGA should be considered for acquisition or protection to benefit future generations.

DRAFT

GROWTH MANAGEMENT ELEMENTS GOALS AND POLICIES

ENVIRONMENTAL ELEMENT

W/SP Review through pg 8

Version date: 3-30-16

Introduction

The City of Oak Harbor recognizes the value of its natural environment and supports environmental protection and enhancement. The community recognizes that total preservation may not be feasible in an urban area. Rather, the City should seek to implement environmental goals within the context of planned growth. This approach acknowledges and accepts the demand for growth, and suggests that urbanization can be sensitive to those resources found to be valuable to the community.

Along with the Land Use Element, the Environmental Element is one of the central components of the comprehensive plan. While the Land Use Element is the cornerstone for the Capital Facilities, Utilities, Housing, Economic Development and Open Space elements of this Plan, the Environmental Element is the key for planning the protection and enhancement of the City's natural environment. The Environmental Element goals and policies and the critical areas designations shown on the Critical Areas Maps are important for planning appropriate land uses and establishing meaningful open space areas and corridors. The Environmental Element is closely coordinated with the Land Use Element so the City can meet its land use, housing and economic development goals, while protecting and enhancing the natural environment. The Environmental Element is also coordinated with the City's Shorelines Master Program (SMP) to ensure that shoreline uses are consistent with protection of these valuable environmental resources.

The SMP applies to all shoreline areas under the jurisdiction of the City. Management of shorelines is mandated by the State's Shoreline Management Act (RCW 90.58). Mapped shorelines include Oak Harbor Bay and Crescent Harbor. The SMP provides goals, policies, and regulations for shoreline areas, generally described as aquatic environments and tidelands of Oak Harbor Bay, and land areas within 200 feet of the ordinary high water mark. Crescent Harbor lies within federal jurisdiction and as such is governed by the Naval Air Station. The Naval Air Station has developed the Integrated Natural Resources Management Plan to guide activities at the base. The following policies serve as general goals for shoreline use of Oak Harbor Bay, as identified by the Master Program.

Existing Environmental Conditions

The City has a rich natural environment that shapes the land uses and development patterns in the City. The City's natural environment includes critical areas, shorelines, and cultural resources. Each of these features contributes to the health and special character of Oak Harbor. These natural resources include tidal flats, wetlands, fish and wildlife habitat conservation areas

(including species and habitats of local importance such as Garry Oak), geologically sensitive areas, frequently flooded areas, and aquifer recharge areas. Urban forest areas are also found in the City.

A key amenity of Oak Harbor's natural environment is the visual and physical association with the marine waters of Puget Sound. The marine shoreline is addressed in greater detail under the City's Shorelines Master Program. The unique marine relationship, critical areas, and other environmental values such as air and water quality, are discussed below. Inventories and mapping of these critical areas and environmental features within the City of Oak Harbor and the Urban Growth Area (UGA) are included in this Element.

- Tidal flats are found along the shoreline of Oak Harbor Bay.
- Wetlands are found throughout the study area, with one large wetland system associated with the shoreline.
- Frequently flooded areas associated with several of the wetland and tidal areas are also mapped.
- Geologically sensitive areas are primarily associated with the bluffs along the shoreline and other steep slopes. Potential liquefaction areas exist in the downtown area and Maylor Point.
- Fish and wildlife habitat conservation areas primarily include marine resources such as eelgrass communities, shellfish, forage fish spawning areas, great blue heron, and bald eagle habitats. Of local significance, areas of Garry Oak habitat are also included.
- Critical aquifer recharge areas are mapped based on the susceptibility of current or possible future potable water supplies to pollution.

GOALS AND POLICIES

Growth Management Act Goals

RCW 36.70A.020 sets forth fourteen Planning Goals for use by jurisdictions in developing comprehensive plans. These goals are not stated in any order of priority. One of those goals, as shown below, directly addresses the environment:

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Implementing this goal, the City of Oak Harbor finds that it is in the public interest to protect critical areas from adverse impacts to preserve public health, safety, and welfare. The State's Growth Management Act mandates designation and protection of environmentally critical lands and their functions and values.

City of Oak Harbor Goals and Policies

The goals and policies address protection and enhancement of the natural environment features found in Oak Harbor. These features include shorelines and tidal flats, wetlands, fish and wildlife habitat conservation areas (including species and habitats of local importance such as Garry Oak), geologically hazardous areas, frequently flooded areas, and critical aquifer recharge

areas, urban forests, surface water quality, air quality, stormwater management, and cultural resources.

General Goals

Goal 1 - To protect the public health, safety and welfare by preventing adverse impacts to critical areas, their functions and values.

- Policies:**
- 1.a** Update and implement regulations for the protection of critical areas consistent with state law.
 - 1.b** Update and maintain inventories of all critical areas within the City and its UGA.
 - 1.c** Coordinate with Island County to jointly prepare a critical areas field reconnaissance study for proposed transportation and utility corridors in the Enterprise Area.
 - 1.d** A monitoring and management program should be developed to prevent adverse impacts to the environment and critical areas from noxious, invasive and non-native plant and animal species.

Goal 2 - Encourage alternative methods of resource protection and stewardship.

- Policies:**
- 2.a** Encourage acquisition by public agencies and non-profit organizations that have the benefit of long-term preservation and direct control over the resource.
 - 2.b** In all but the most extreme cases, acquisition should occur with the voluntary participation of the property owner.
 - 2.c** Financial incentives such as reductions in property taxes have the advantage of reduced public costs for acquisition and maintenance and represent a more collaborative approach between private owners and the City.
 - 2.d** Encourage regulatory options, such as zoning and subdivision controls and incentives such as density bonuses for clustered development, to reduce public costs for acquisition and maintenance of resources.
 - 2.e** The method of resource preservation should be based on the public benefit derived from preservation, resource sensitivity, maintenance requirements, and related planning goals and policies.

- 2.f Designate existing and potential open space areas on land use, park and recreation, and open space plans. Open space may include public and private parks, greenbelts, corridors, and critical areas.
- 2.g Work with the Navy and other agencies to acquire open space lands in a coordinated regional effort to preserve open space.
- 2.h Consider establishing a wetland mitigation bank to increase wetland values and encourage efficient land use.
- 2.i Continue to pursue advanced acquisition of park lands within the UGA, ahead of development pressures.
- 2.j Provide incentives to promote conservation of open space on private land, such as tax incentives, density credits, and flexibility of the city's development regulations.
- 2.k Promote Island County's Public Benefit Rating System to provide tax incentives.

Goal 3 - Preserve and enhance water quality in conformance with the Puget Sound Partnership's Stormwater Management Program and other Clean Water Act and Growth Management Act requirements.

- Policies:**
- 3.a Use a comprehensive system of drainage facilities (and public education) to control the quality and quantity of storm water runoff.
 - 3.b Update the Comprehensive Storm Drainage Plan to incorporate appropriate guidance and information from The Stormwater Management Manual for Western Washington (2012).
 - 3.c Update the Oak Harbor Municipal Code to incorporate low impact development best management practices as the required method of stormwater treatment.
 - 3.d Coordinate with Island County to protect water quality when stormwater drainage affects both jurisdictions.
 - 3.e Approve erosion and sediment control plans for construction activities that include approved best management practices, control sedimentation of waterways, tracking of sediment onto public roads, erosion of denuded soils, and runoff damage to adjacent properties.

- 3.f Include storm water management facilities to protect water quality and limit maximum discharge to pre-development rate conditions in new developments and substantial redevelopment projects.
- 3.g Maintain natural drainage patterns and discharge locations to the maximum extent practicable, while protecting functions and values of wetlands.
- 3.h Provide regulations to guide corrective actions necessary to mitigate or cleanse those discharges that pollute waters of the state.
- 3.i Meet National Pollution Discharge Permit requirements for sanitary sewer discharge.
- 3.j Be prepared to respond to toxic spill incidents, including monitoring cleanup and assisting permitting agencies with enforcement of related laws. Require large developments and industries to maintain Spill Prevention and Contingency Plans to effectively respond to any spill incidents.

Goal 4 - Maintain and improve air quality in the Oak Harbor Area.

- Policies:**
- 4.a Cooperate with the Northwest Clean Air Agency and federal agencies in efforts to implement regional air quality standards.
 - 4.b Prohibit open burning associated with land clearing and encourage chipping and use of woody material on-site wherever possible.
 - 4.c New developments should address air quality and establish mitigation measures to avoid significant impacts. Prior to approval of industrial emissions, the City shall coordinate with the Northwest Air Pollution Authority and other affected agencies.
 - 4.d Prohibit land uses which create excessive amounts of point-source pollution.
 - 4.e Consider land use and transportation linkages in planning decisions to reduce air quality impacts.

Goal 5 - To conserve the urban forest to enhance air quality, energy conservation, noise abatement, community aesthetics, wildlife habitat, and the general quality of life appropriate to a small urban community.

Discussion:

The urban forest includes the interconnected system of trees and shrubbery on public or private property within the City and the UGA. Components of this

system may include remnant forest lands, parks, street trees, forested ridge lines, private open space tracts within subdivisions, greenbelts between land use districts, arterial landscape buffers, landscaping on residential lots, landscaping within parking areas, individual Garry Oaks and hedge rows and trees of significant size or historical importance.

- Policies:**
- 5.a** Increase community awareness about the importance of the urban forest and the positive impact trees and shrubs have upon the environment.
 - 5.b** Provide adequate funding to assure safe, well-maintained, and healthy trees and shrubs on public property.
 - 5.c** Promote public and private tree planting as well as replacement and preservation programs to sustain and improve the urban forest.
 - 5.d** Require retention or planting of trees and shrubs with new development and substantial redevelopment projects. Retention of existing trees is preferred over replanting of trees.
 - 5.e** Encourage City departments, other agencies, and the public to work together to identify opportunities for cooperative projects to enhance the urban forest.
 - 5.f** Continue to work together with Island County to implement a program for greenbelt protection around the UGA.
 - 5.g** Require developers to submit and receive City approval of erosion control and limits-of-clearing plans, as applicable, prior to release of land clearing permits.
 - 5.h** Update the land clearing and grading ordinances to prevent indiscriminate removal or destruction of trees and ground cover on undeveloped and partially developed property.

Goal 6 - Protect, preserve and restore significant historical and cultural resources in the City to the maximum extent practicable.

- Policies:**
- 6.a** Protect areas of known historic and cultural value from incompatible development and ensure that newly discovered areas are documented by the appropriate experts and authorities.
 - 6.b** Develop an inventory of potential historical and cultural resource sites for City reference.
 - 6.c** Use the following preferences to address identified historical and cultural resources:
 - Avoid adverse impacts to the historical or cultural resource.

- Protect the historical or cultural resource to the maximum extent possible.
- Document the historical or cultural resource prior to development activity.
- Monitor the resource during development activity.

6.d Coordinate with the appropriate Native American Tribe(s) or Nation for identified Native American cultural resources prior to development activity.

6.e Encourage voluntary protection of significant historical and cultural resources, using acquisition, incentives, conservation easements, transfer of development rights, and alternative re-use of structures.

6.f Develop educational materials as appropriate to educate the public and increase awareness and appreciation for historical and cultural resources.

6.g Incorporate the preservation of historical and cultural resources into development permit and land division reviews.

Goal 7 - Include “Best Available Science” in the process of designating critical areas and developing environmental regulations.

- Policies:**
- 7.a** Include the best available science in developing policies and regulations to protect the functions and values of critical areas and shorelines.
- 7.b** Identify the best available science (science obtained through valid and reliable scientific process) used in developing the regulations.
- 7.c** Identify any non-scientific information used as a basis for departing from science-based recommendations for policy and regulations. The reasoning for use of non-scientific information shall be specified.
- 7.d** Where scientific information is lacking or non-scientific information is used in developing policies and regulations, implement a precautionary or “no-risk” approach or an adaptive management and monitoring program to monitor the protection of the functions and values of the critical area or resource.

Goal 8 - Integrate and streamline the environmental review process with the development review process

- Policies:**
- 8.a** Use the Comprehensive Plan and its supportive environmental impact statement to assess the environmental impact of development proposals to the greatest extent possible.
- 8.b** Review and amend existing regulations to integrate and streamline the environmental review process.

- 8.c** Coordinate with Island County on development policies and regulations to optimize predictability for development and environmental reviews in the UGA.

Wetlands Goal

Goal 9 - Protect wetlands from a net loss in functions, values and acreage.

- Policies:**
- 9.a** Designate, classify, and regulate wetlands based on functions, values and acreage.
- 9.b** Establish standards for wetland protection including use limitations and buffers based on wetland classification and habitat value.
- 9.c** Allow for variances based on potential impacts.
- 9.d** Establish a mitigation sequence reducing impacts to wetlands and their buffers which range from impact avoidance to compensation and monitoring.

Fish and Wildlife Habitat Conservation Areas Goal

Goal 10 - To protect fish and wildlife habitat conservation areas from loss or adverse impacts.

- Policies:**
- 10.a** Designate and classify critical fish and wildlife areas based on type and/or association with priority species.
- 10.b** Identify priority species based on Federal or State status or based on local importance.
- 10.c** Maintain standards for buffers and timing or activity restrictions based on the habitat class and priority species use.
- 10.d** Establish a mitigation sequence reducing impacts to critical habitat functions and values which range from impact avoidance to compensation and monitoring.
- 10.e** Develop conservation or protection measures necessary to preserve or enhance anadromous fish habitat.

Geologically Sensitive Areas Goal

Goal 11 - Prevent hazards resulting from incompatible development being sited on geologically sensitive areas.

- Policies:**
- 11.a** Designate and classify areas on which development should be prohibited or limited due to danger from geologic hazards, based on level of hazard or risk.
 - 11.b** Regulate significant geologic impacts resulting from development by avoiding or mitigating impacts to identified critically geologically sensitive areas.

Frequently Flooded Areas Goal

Goal 12 - Minimize public and private losses due to flood hazards.

- Policies:**
- 12.a** Designate those areas subject to frequent flooding or inundation as flood hazard areas.
 - 12.b** Protect the important hydrologic role of frequently flooded areas by preventing or mitigating disruption of frequently flooded areas, which may result in hazards to safety or property.
 - 12.c** Limit/restrict development within flood hazard areas to reduce flood control and disaster relief costs.

Critical Aquifer Recharge Areas Goal

Goal 13 - Protect critical aquifer recharge areas from contamination and maintain long-term recharge potential.

- Policies:**
- 13.a** Designate and classify critical aquifer recharge areas.
 - 13.b** Regulate activities that could have negative impacts on ground water quality and or recharge potential within critical aquifer recharge areas.
 - 13.c** Limit impervious surfaces to reduce stormwater runoff by incorporating low impact development best management practices into new developments.

Shoreline Goal

Goal 14 - Conserve, protect, and enhance shoreline resources through implementation of the Oak Harbor Shoreline Master Program.

- Policies:**
- 14.a** Assure protection of the unique character of the City of Oak Harbor and its shoreline environment while providing for compatible use of the shoreline.
 - 14.b** Evaluate proposals for economic development along the shoreline or over the water with regard to the degree to which the natural environment and the social qualities of the city will be enhanced and/or affected. Evaluate

such proposals with a preference for long-term benefits over short-term benefits. Evaluate development proposals with a preference for proposals that concentrate development in areas where current development already exists.

- 14.c** Ensure safe, convenient, and diversified public access to the water and shoreline, while protecting the natural environment and maintaining quality of life.
- 14.d** Designate, protect and enhance forage fish spawning areas, eelgrass, shellfish areas and shoreline areas used by bald eagles or great blue herons as fish and wildlife habitat conservation areas.
- 14.e** Ensure efficient movement of people, with minimum disruption of the shoreline environment and minimum conflict between different types of uses, through transportation systems developed along the shoreline.
- 14.f** Encourage diverse, water-oriented recreational opportunities that are compatible with and appropriate to the shoreline locations on which they are planned without degrading the shoreline environment.
- 14.g** Conserve natural resources unique to the shoreline for the benefit of existing and future generations. Utilize the following prioritized mitigation sequence in addressing potential impacts to the natural resources associated with the shoreline when evaluating development proposals:
- Avoid impact by not taking certain action or parts of an action.
 - Minimize impact by limiting the degree or magnitude of action by use of technology or other means.
 - Rectify impact by repair, rehabilitation, or restoration.
 - Reduce or eliminate impact over time by preservation and maintenance operations.
 - Compensate for impact by replacing, enhancing, or providing substitute resources.
 - Monitor the impact and compensation project, taking appropriate corrective measures.
- 14.h** Protect and/or restore shoreline or water areas that have educational, scientific, archaeological, historic, or cultural value.
- 14.i** Recognize that areas lying seaward from the line of extreme low tide of Oak Harbor Bay as shorelines of statewide significance and manage the uses along these shorelines with the recognition of their regional importance.

OPPORTUNITIES AND CHALLENGES

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