

**Oak Harbor Planning Commission
Regular Meeting Minutes
April 26, 2016**

1. Roll Call

Present:

Greg Wasinger
Bruce Freeman
Sandi Peterson
Jes Walker-Wyse
Cecil Pierce
Hal Hovey
Alyssa Merriman

Staff Present:

Steve Powers
Cac Kamak
Dennis Lefevre
Ray Lindenburg
Arnold Peterschmidt

2. Approval of Minutes - April 13, 2016

Motion: Jes Walker-Wyse moved to approve the April 13, 2016 minutes. Motion seconded by Bruce Freeman, majority approved. Corrections were made to the motion approving the February 23, 2016 minutes (Commissioners were incorrectly titled Councilmembers) and Cac Kamak was removed from the roll call since he didn't attend the April 13th meeting.

VOTE: Motion majority approved 6 - 0

AYES: Greg Wasinger, Bruce Freeman, Sandi Peterson, Jes Walker-Wyse, Hal Hovey, Alyssa Merriman

NOES: None

ABSTAIN: Cecil Pierce

3. Public Comment

No public comments.

4. NONCONFORMING USE CODE AMENDMENT - Public Hearing

Ray Lindenburg reported that the amendment is a minor change to OHMC 19.18.030(1)(b) to allow for nonconforming single-family residential units to be rebuilt in case of damage to more than 50 percent of the real valuation. Currently you cannot rebuild, which creates a situation for the homeowner that is trying to sell the home, lenders will not write a mortgage for the property.

Planning Commission Questions/Comments:

Commissioners asked how many properties would be affected. Mr. Lindenburg didn't have an exact number but said it wasn't a large number. There was concern about OHMC 19.18.030(1)(a). The concern was that if there was a natural disaster and a homeowner wasn't able to occupy the residence they wouldn't be allowed to rebuild. Mr. Powers explained that in the case of a natural disaster it is common for communities to pass an emergency resolution that suspends rules as necessary or acknowledges that compliance with the rules will be difficult

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because of the natural disaster. There was further discussion about the terms "zoning district" and "use" and how those terms apply in OHMC 19.18.030(1)(b).

Mr. Wasinger opened the public hearing at 7:50 p.m.

Kathi Phillips was called to speak and spoke in support of the amendment.

Seeing no further public comment the public hearing was closed at 7:52 p.m.

Motion: Sandi Peterson moved to approve amendments to nonconforming uses, OHMC 19.18.030. Motion seconded by Cecil Pierce, majority approved.

VOTE: Motion majority approved 6 - 0

AYES: Greg Wasinger, Bruce Freeman, Sandi Peterson, Cecil Pierce, Hal Hovey, Alyssa Merriman

NOES: None

ABSTAIN: Jes Walker-Wyse

5. 2016 COMPREHENSIVE PLAN UPDATE – Public Meeting

Mr. Kamak displayed a PowerPoint presentation (Attachment 1) and reviewed progress of 2016 Comprehensive Plan update process for benefit of new Commissioners and the public. Mr. Kamak reported that the Planning Commission will be reviewing the Utilities and the Government Services Elements at tonight's meeting. Mr. Kamak noted that there have been minor updates to dates, statistics, outdated or obsolete information have been removed or updated to clarify or clearly state intent. Updates have been made to strengthening policies based on current applications/requirements/practices and redundancies and non-comprehensive plan items have been eliminated.

Mr. Kamak also reported that the Transportation Element is created from Transportation Plan and sections are still under review. The draft element will be included at the next meeting. Staff is hoping to have the Draft Comprehensive Plan ready for the Planning Commission's next meeting and have two public hearings in May.

Mr. Kamak reported that the new Land Use Element and the change to the generalized land use map will have an impact on the zoning regulations OHMC 19.20.010 that establishes the translation of the land use designation to the implementing zoning district. Therefore, this section of the zoning code will need to be amended to reflect the changes in the Land Use Element. Mr. Kamak reported that City staff are currently working with Island County in implementing the Countywide Planning Policies (CWPP) related to the Joint Planning Area (JPA) and detailed some of the challenges that have been realized with implementing the policies as written. Staff will provide updates as the City and County will continue to work through the issues.

Planning Commission Questions/Comments:

Asked for clarification on the Utilities Element item 5(i) on page 35. Mr. Kamak explained that the policy refers to water conservation but needs to be reworded to make that clear.

Noted that the Government Services Element page 60 item 2(d) says "volunteer" and needs to be revised to say "Paid-on-Call (POC)".

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Asked about page 5 of the draft Transportation Plan. What does that mean where it states the 2005 Plan by WDOT for the SR20 corridor was funded by DOT in 2015? Arnold Peterschmidt explained that WSDOT is planning to move forward with major highway improvements on the south end of town in the next decade. The centerpiece is roundabout designed intersections but at this stage it is still a concept.

Asked if we have any "shovel ready projects" for city streets? Mr. Peterschmidt responded no and explained that there are risks with spending money to design a project and putting it on the shelf to be a shovel ready project. Conditions change or the project may become irrelevant so spending considerable money on the design would not be well spent.

There was additional discussion about County and City collaboration on their respective Comprehensive Plans.

6. WINDJAMMER PARK INTEGRATION PLAN – Public Meeting

Steve Powers displayed a PowerPoint presentation (Attachment 2) and updated Commission on WPIP reviewed process to date. On March 29th there was a Citizen Advisory Group (CAG) meeting and an open house. March 30th there was an online open house which yielded 356 unique visitors. There were 49 in-person and online feedback forms on draft plan preferred concept. Feedback indicated that family-friendly elements and activities should be prioritized, especially supporting the splash park, there was concern about the effect on Waterside Condos, varied opinion on inclusion of dunes as part of the walking path, CAG agreed with removing/relocating the RV Park and ballfields if other locations can be found. Public opinion varies on this. The consensus is that the waterfront is a resource and an asset.

Mr. Powers reviewed the Council and CAG process. The final CAG meeting should be May 5th where summary feedback will be presented, refinements to the plan based on the feedback, discussion about phasing and planning level estimate costs. Staff will continue briefings with the Planning Commission and Council working our way to Council approval possibly in June. From there the pieces that are deemed Phase 1 pieces that are necessary because of the Clean Water Facility construction will be moved into the planning and design process and construction document process so they can become part of the bidding process as we move forward.

Planning Commission Questions/Comments:

Planning Commissioners discussed the project from a maintenance standpoint and the proximity of the water park being close to shoreline which gets battered during storms. Mr. Powers replied that the project will be broken into phases and will be refined. As we work in the shoreline area the rules are different from what they used to be and will likely be further from the shoreline.

There was a comment about the water intrusion in the construction area. Mr. Power indicated that the land form will change considerably because of the water table.

There was a question as to whether the plan shown is where we are headed as the preferred plan. Mr. Powers stated that it is still a work in progress.

It was noted that the RV Park and the baseball fields were not on the plan. Mr. Powers stated that the City still needs to make a decision on the RV Park and the ball fields will have to be built

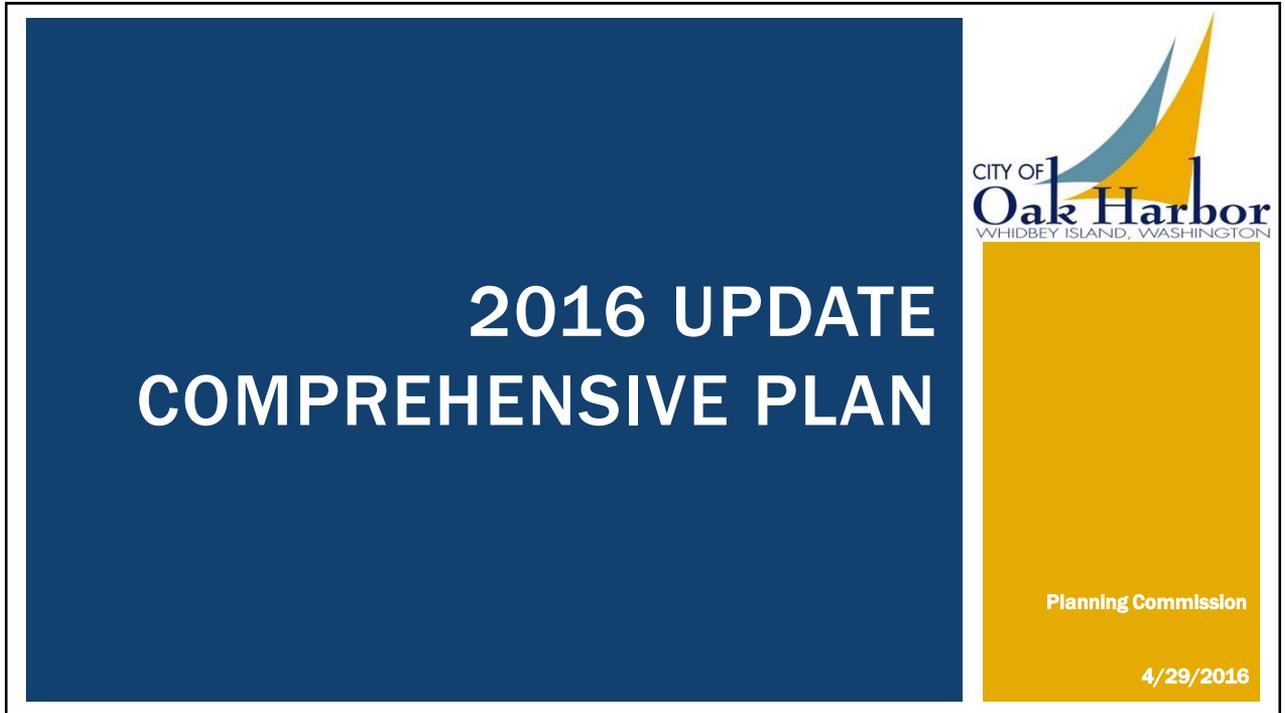
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somewhere else in a future phase, if ever, and part of the consultant's job is to show us how all the pieces fit together so that it can be accomplished incrementally over time.

There was a comment that some of the people didn't realize they had to hit the submit button at the bottom of the online questionnaire and wondered how many comments were missed because of that. Mr. Powers said he will see if there is a way to ascertain how many comments were started and then stopped for whatever reason.

7. Adjourn 8:35 p.m.

Katherine Gifford
Administrative Assistant
Development Services



The slide features a dark blue background on the left with the title "2016 UPDATE COMPREHENSIVE PLAN" in white. On the right, there is a yellow vertical bar containing the City of Oak Harbor logo, the text "Planning Commission", and the date "4/29/2016".

2016 UPDATE COMPREHENSIVE PLAN

CITY OF
Oak Harbor
WHIDBEY ISLAND, WASHINGTON

Planning Commission

4/29/2016



The slide has a yellow background on the left with a list of agenda items. On the right, there is a dark blue vertical bar with the text "Planning Commission" and the City of Oak Harbor logo at the bottom.

April 26, 2016 Planning Commission Meeting

- Utilities and Government Services Element
- Transportation Element – Draft Transportation Plan
- Development Regulations updates related to the Comprehensive Plan update
- Countywide Planning Policies (CWPP)

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UTILITIES AND GOVERNMENT SERVICES ELEMENT

- Minor updates – dates, stats etc.
- Removal of outdated or obsolete information
- Tweaks to clarify or clearly state intent
- Strengthening policies based on current applications/requirements/practices
- Eliminate redundancies and non-comprehensive plan items
- Active tense where applicable

■ Transportation Element

- Created from the Transportation Plan
- Draft provided to PC
- Sections are still under progress
- Draft Element will be included in the next meeting



2016
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- **Development Regulations**
 - **OHMC 19.12 will be impacted by the adoption of the 2016 Comprehensive Plan**
 - **Progressing to a generalized land use map impacts the establishment of zoning districts**
 - **Land Uses are implemented by multiple zoning districts**

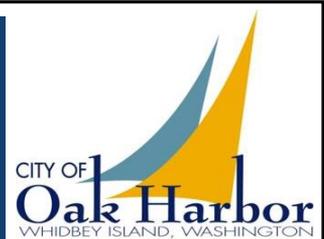


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Comprehensive Plan Land Use Designation		Zoning District	
PRE	Planned Residential Estate	PRE	Planned Residential Estate
LD	Low Density Residential	R-1	Single Family Residential
		R-2	Limited Multifamily Residential
		R-3	Multifamily Residential
		R-4	Multifamily Residential
HR/LC	High Intensity Residential/Low Intensity Commercial	RO	Residential Office
		C-1	Neighborhood Commercial
		C-3	Community Commercial
HIC	High Intensity Commercial	C-4	Highway Service Commercial
		C-5	Highway Corridor Commercial
		CBD	Central Business Districts
CBD	Central Business District	PBP	Planned Business Park
		PIP	Planned Industrial Park
IBP	Industrial/Business Park	I	Industrial
		PF	Public Facilities
PF	Public Facilities	PF	Public Facilities
ORA	Open Space, Recreation and Agriculture	OS	Open Space



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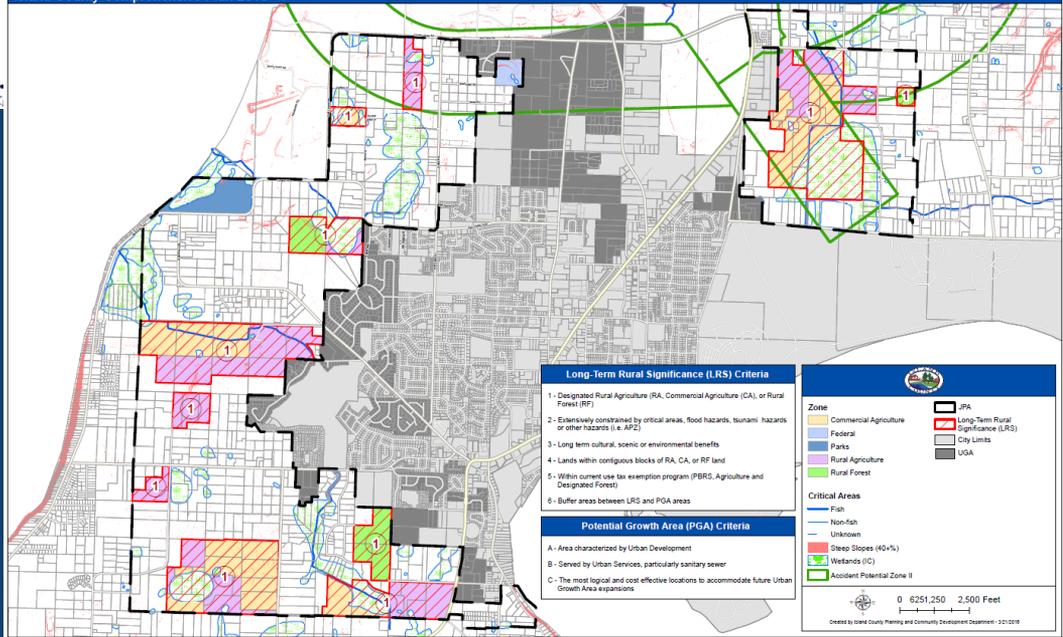
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CWPP - UPDATE

- **Island County Comprehensive Plan**
 - Requesting extension
 - Not allocating additional population at this time
 - Tentative Oct 2016 adoption
- **Joint Planning Areas**
 - Re-establish JPA boundaries
 - Denote only JPA and LRS 1 areas
 - Option for a delayed owner-driven designation process

Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - Blank (with CWPP required designations)
Island County Comprehensive Plan 2016



Windjammer Park Integration Plan

Planning Commission Meeting– April 26, 2016



WPIP CAG Process to Date

- Convened community volunteers representing variety of perspectives
- Four meetings, gathering thoughtful and informed feedback on what should be 'given elements' and priority park programs
- CAG members reflect a high level of satisfaction in the draft plan, recognizing a variety of values and programs to be balanced in the future plan (on whole)
- When asked, CAG members satisfied by the process and feel they have been able to meaningfully contribute to the draft plan process/see their input to date reflected



Community Participation

- **March 29:** Community Advisory Group Meeting and Open House (30+ attendees)
- March 30 – April 8: Online open house (356 unique visitors)
- 49 in-person and online feedback forms



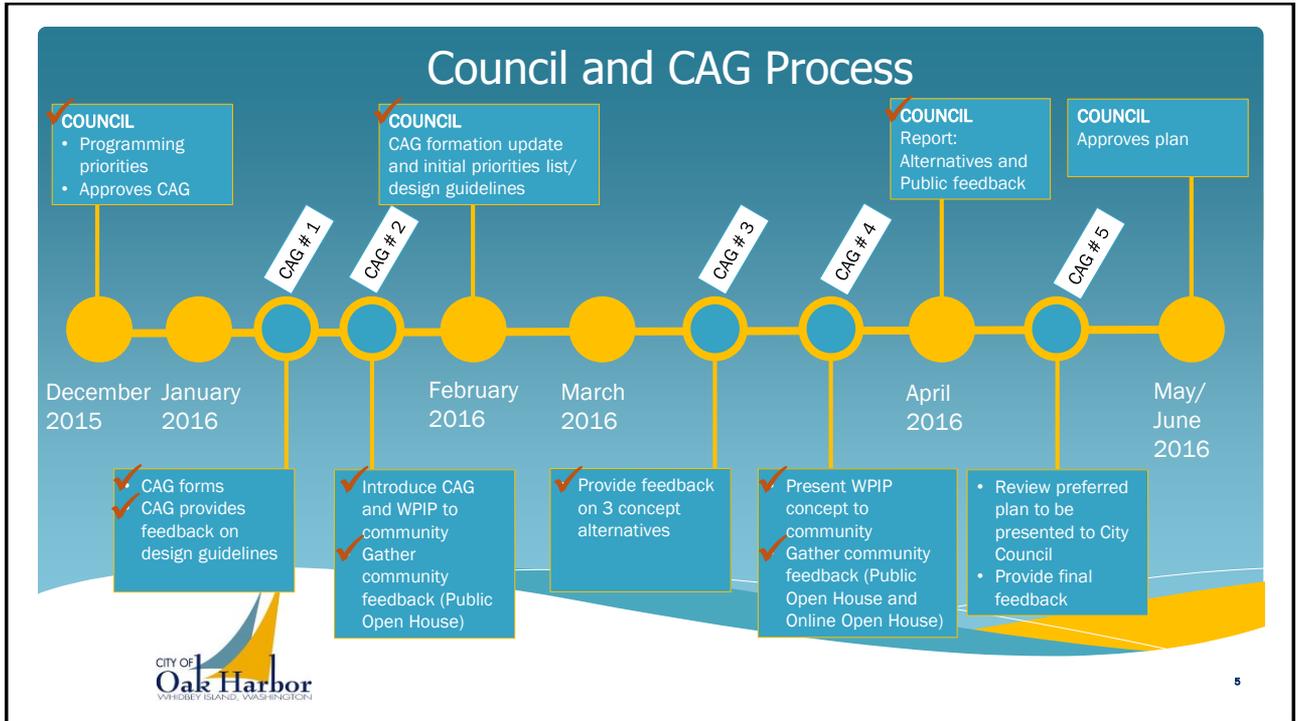
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Draft Plan Feedback

- Family-friendly elements and activities should be prioritized, especially supporting splash park.
- Observations that there are a lot of different elements in the park plan.
- Concern about effect on Waterside Condos (due to new activities or driveway/parking).
- Varied opinions on the inclusion of dunes as part of walking path, potentially needing additional information/clarity of design.
- CAG generally agrees with removing/relocating RV Park and ballfields, if other locations can be found. Public opinion varies.
- Consensus that the waterfront is a resource and asset.



4



Questions?

