

**City of Oak Harbor
Planning Commission
Special Meeting Minutes
November 9, 2016 at 7:00 PM**

1. Roll Call

Present:

Greg Wasinger (Chair)
Bruce Freeman (Vice Chair)
Jes Walker-Wyse
Hal Hovey
Alyssa Merriman
Erik Mann

Staff Present:

Steve Powers, Development Services Director
Dennis Lefevre, Senior Planner
Ray Lindenburg, Associate Planner
Brad Gluth, Civil Engineer

Absent:

Cecil Pierce

Chairman Wasinger called the meeting to order at 7:00 PM.

2. LOW IMPACT DEVELOPMENT – Public Hearing

This is a continuation of the Public Hearing that began at the Planning Commission Meeting on October 25, 2016, to consider code amendments to incorporate low impact development as a required, when feasible, method for treating and infiltrating stormwater.

Staff Presentation

Dennis Lefevre presented the Staff Report and Attachments, including the draft Ordinance No. 1784, *AN ORDINANCE OF THE CITY OF OAK HARBOR, WASHINGTON, AMENDING OAK HARBOR MUNICIPAL CODE TITLE 11, STREETS AND SIDEWALKS; TITLE 12, STORMWATER; TITLE 17, BUILDINGS; TITLE 19, ZONING; TITLE 20, ENVIRONMENT; AND, TITLE 21, SUBDIVISIONS TO INCORPORATE AND REQUIRE LOW IMPACT DEVELOPMENT PRINCIPLES AND BEST MANAGEMENT PRACTICES, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.*

Mr. Lefevre presented a spreadsheet to show how the code has been amended to be consistent with the Department of Ecology toolkit and how Staff addressed gaps and conflicts in the existing code. A summary of the changes to the code since the initial handbook presentation at the October 19, 2016 Joint City Council Workshop was reviewed. There is one notable change since the publication of the Staff Report and draft Ordinance No. 1784: Staff has since recommended removal of the definition of “creek” in Section Thirty-Nine of the draft Ordinance. The definition was in conflict with the Department of Fish and Wildlife’s definition.

Brad Gluth presented graphics to illustrate the creation of parking flexibility in subdivisions to assist developers with meeting the LID requirements for reduction of impervious surfaces.

Commissioner Questions

The Commissioners asked for clarification of the subdivision parking options, soil sampling and compatibility on the island, LID impact on remodels, and revised building height requirements.

Public Comment

Chairman Wasinger continued the public hearing and asked for any comments from the public. With no public comments presented nor members of the public present, Chairman Wasinger closed the public hearing at 7:36 PM.

Motion: Commissioner Walker-Wyse moved to recommend approval to the City Council of Ordinance No. 1784 incorporating low impact development best management practices and principles into the Oak Harbor Municipal Code, with the exception of Section Thirty-Nine in reference to creeks. **Second:** Commissioner Mann seconded. With all in favor, the motion carried unanimously.

The next regular Planning Commission business meeting is scheduled for November 22, 2016.

Chairman Wasinger adjourned the meeting at 7:39 PM.

Respectfully submitted,

Lisa Felix
Administrative Assistant
Development Services