

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
April 23, 2013**

ROLL CALL: Present: Keith Fakkema, Greg Wasinger, David Fikse, Bruce Freeman, Ana Schlecht and Sandi Peterson

Absent: Kristi Jensen

Staff Present: Development Services Director, Steve Powers, Senior Planners, Ethan Spoo and Cac Kamak.

Chairman Fakkema called the meeting to order at 7:30 p.m.

MINUTES: MR. FIKSE MOVED, MR. WASINGER SECONDED, MOTION CARRIED TO APPROVE THE MARCH 26, 2013 MINUTES AS PRESENTED.

PUBLIC COMMENT:

None

Chairman Fakkema reported that the Planning Commission had agreed to reorder the agenda to place the Bed and Breakfast Code agenda item after the Digital Signs Code Update agenda item.

DIGITAL SIGNS CODE UPDATE – Public Meeting

Mr. Spoo displayed a Power Point presentation (Attachment 1) providing an overview of the draft code. Mr. Spoo also reported that the legal review of the code was in process so the language may change.

Planning Commission Discussion

Mr. Freeman expressed concern about digital signs being in close proximity to one another. Mr. Spoo noted that the draft code says that one digital sign is allowed per shopping complex. Mr. Powers expressed concern about one property owner having a privilege that a similarly situated property owner does not have if distance restrictions between signs were put in the code. Mr. Powers indicated that staff could ask the City's legal counsel whether or not a spacing requirement could be employed along the highway and it may make more sense to set limits by zoning districts and only allowing monument signs or building mounted signs in certain zoning districts.

Mr. Fikse noted that there are already limitations on existing signs that limit size and placement of signs. The limitations are adequate without taking away business opportunities. Bigger cities are moving in the direction of digital signs and smaller cities are falling behind and are at a disadvantage.

Mr. Fikse also commented that he was pleased with the video motion language that says "speed cannot be quicker than what occurs in real life". This eliminates the concerns about the look of digital signs.

Ms. Schlecht commented that her initial concern was that digital signs would look like the TV isle at Costco with the TV's all set on different channels. Since then she has driven around in different cities she has come to the conclusion that they actually look nice.

Ms. Peterson commented on 19.36.030(5)(h)(v). It says, "...which are bright and distracting to traffic". Ms. Peterson said the language is subjective and should be taken out. Staff concurred and will delete the language.

Ms. Peterson asked why signs could not be located within 100 feet of open space zoned properties. Mr. Spoo explained that people go there for solitude and for recreation and the function of an open space zoned area is a low impact sensitive area and should be guarded from the effect of the light that digital signs may have on those areas..

Ms. Peterson also noted that there is no exception for a 24-hour business in 19.36.030(5)(h)(x). Staff and Planning Commission agreed that the language should be changed to say "Digital sign displays must be turned off between the hours of 10:00 p.m. and 6:00 a.m. when located within 100 feet of a residentially zoned property."

Mr. Fikse pointed out that 19.36.020(52) should be completely eliminated because RGB technology in electronic signs is required for any form of color including white so the problem is a video board with any color including white, it doesn't meet code. Staff concurred and will delete this section.

Mr. Fakkema pointed out that 19.36.030(5)(vi) is unclear and should be change to say "when the sign is transitioning it must be within one second and no less than 0.5 seconds." Staff concurred and will change the language.

Mr. Fakkema opened the public hearing at 8:13 p.m.

Billie Cook (651 SE Bayshore Drive) questioned turning off the signs between 6:00 a.m. and 10 p.m. She asked if businesses could have their sign on at 6:00 a.m. if they are only open between 9:00 a.m. and 5:00 p.m. Ms. Cook asked that there be some mechanism for a resident to take action if they were negatively affected by a digital signs.

ACTION: MR. FREEMAN MOVED, MS. PETERSON SECONDED A MOTION TO CONTINUE THE PUBLIC HEARING TO THE PLANNING COMMISSION'S MAY 28, 2013 BUSINESS MEETING, MOTION CARRIED.

There was further discussion about the digital signs hours of operation. Staff noted that enforcement tied to individual business hours would be impractical for staff to enforce and also noted that the language in 19.36.00(5)(h)(ii) limits the digital portion of a pole or pylon primary sign to 50% and the portion of the sign that is not digital would still be lit. Mr. Fikse noted that the nits drop at night so the signs would not be as bright.

BED AND BREAKFAST CODE – INTRODUCTION – Public Meeting

Mr. Spoo reported that the ad hoc Economic Development Committee suggested loosening up the restrictions on where a bed and breakfast could be located and possibly create opportunities for lodging and tourism for businesses in Oak Harbor. The Committee looked at other jurisdictions to see how they compared to Oak Harbor and found that Oak Harbor is more restrictive. The new draft code provides definitions for three different types of bed and breakfast establishments and allows them outright in more zones. Mr. Spoo asked the Planning Commission to review the draft code and to be prepared to discuss it next month.

Planning Commission asked about a definition for “transient lodging”, parking requirements (tying parking spaces to physical space instead of people) and the possibilities for bed and breakfast uses between Midway Boulevard and the Marina.

2012 COMPREHENSIVE PLAN AMENDMENT – Scenic Views – Public Meeting

Mr. Kamak provided a Power Point presentation (Attachment 2) which presented the progress to date and further analysis of the nine views selected. The analysis included line of view, view zones and possible actions for preserving the views.

Planning Commission suggested staggering buildings to protect views and requiring low growing landscape to camouflage parking lots.

Mr. Powers talked about the competing goals within the Comprehensive Plan such as tree preservation and preserving of views. Mr. Kamak said that once the views are identified as scenic views the regulations will be area specific.

2016 COMPREHENSIVE PLAN UPDATE – Public Meeting

Mr. Kamak reported that staff has been working with the County on their plan update and the County has provided information on their schedule. The County has taken a similar approach to their update as the City has by dividing the update into two phases. Phase I will be to determine the scope of the update and Phase II will be addressing the deficiencies identified in Phase I. The County has initiated a discussion on these policies that will eventually determine policies and procedures related to Urban Growth Areas (UGA), population projections, growth allocations etc. Some of these policies and procedures will impact the City’s 2016 update to the Comprehensive Plan.

The Department of Commerce has produced a checklist for jurisdictions to use in evaluating comprehensive plans for consistency with the GMA. City planning staff has begun reviewing Oak Harbor’s Comprehensive Plan against this checklist. Staff will share the review with the Planning Commission over the next few meetings.

ADJOURN: 9:26 p.m.



Overview

Definition:

- Important to distinguish between EMCs

Where allowed:

- C1, C3, C4, C5, I, PIP, PBP, & PF. Not allowed in CBD.

Code compliance:

- All other applicable in 19.36.030(2-5)

Size:

- Max 100 SF. 100% of building mounted, 75% of monument, 50% of pole/pylon

Video/motion:

- Avoid distracting effects – quaking, shaking, trembling, quavering. Speed = real life.

Overview

Color:

- Prohibit white

Display changes:

- Instantaneous prohibited

Orientation:

- Away from residential

Hours of operation:

- 10:00 p.m. to 6:00 a.m.

Brightness:

- Combination of subjective & objective. Standards by zone.

Comprehensive Plan Amendment

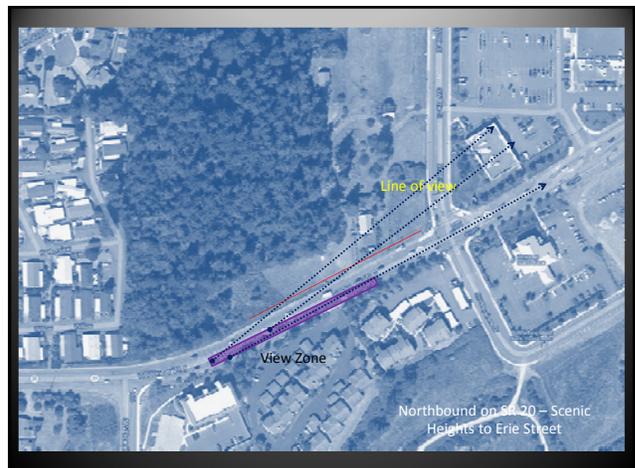
Scenic View Study

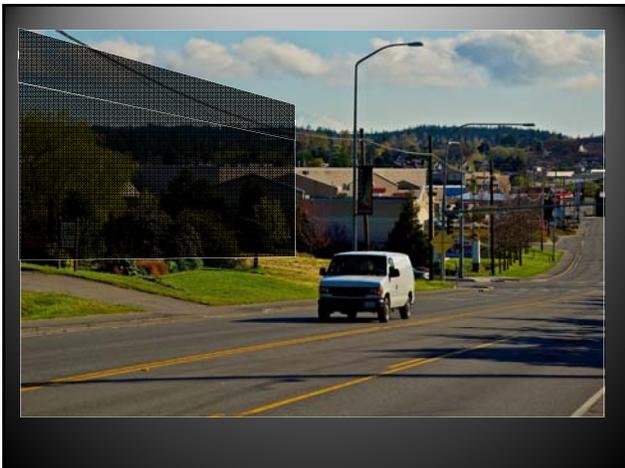
Scenic View Study

- 2012 Update
- Public Input – Summer 2012
 - Public notices
 - Flyers (utility bills)
- Review of 27 views – Fall 2012
 - Criteria based review
- 9 views for further analysis

Scenic View Study

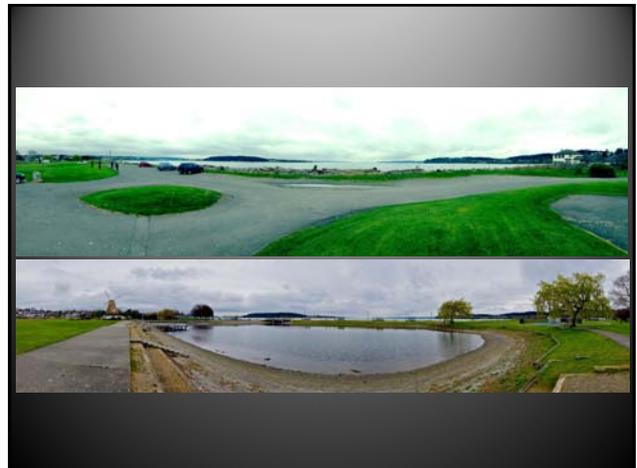
1. Northbound SR 20 – Scenic Heights Street to Erie Street
2. Waterfront Trail – Windjammer Park
3. Waterfront Trail – Flintstone Park
4. Bayshore Drive – Dock Street to Midway Blvd
5. Pioneer Way – Midway Blvd to Regatta Drive
6. Regatta Drive – SE 8th Avenue to Pioneer Way
7. Dock Street – Barrington Drive to Bayshore Drive
8. Southbound SR 20 at NE 16th Avenue
9. Pioneer Way – Ireland Street to Midway Blvd





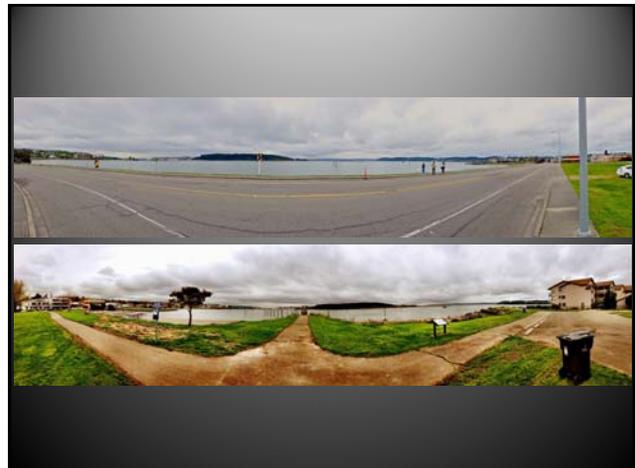
Northbound SR 20

- Increase building setbacks
- Require parking to front on SR 20
- Undergrounding of utilities
- Low growing landscaping
- Require monument signs
- —



Waterfront Trail - Windjammer

- No structures within a certain distance
- Lighting to be shielded
- Consider removal of picnic shelters windbreakers
- Minimum landscaping - low growing
- —



Flintstone Park, Bayshore Drive and Pioneer Way

- Lighting to be shielded or low/contextual lighting
- Consider removal of view obscuring landscape
- –



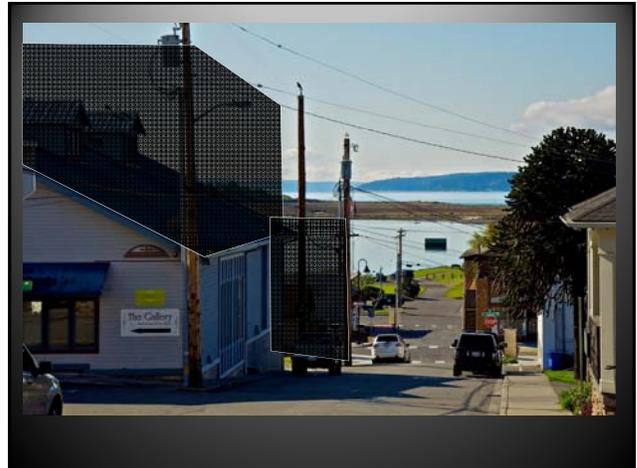


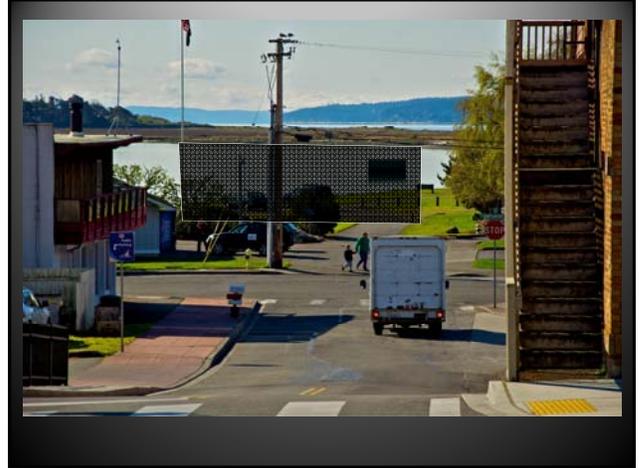
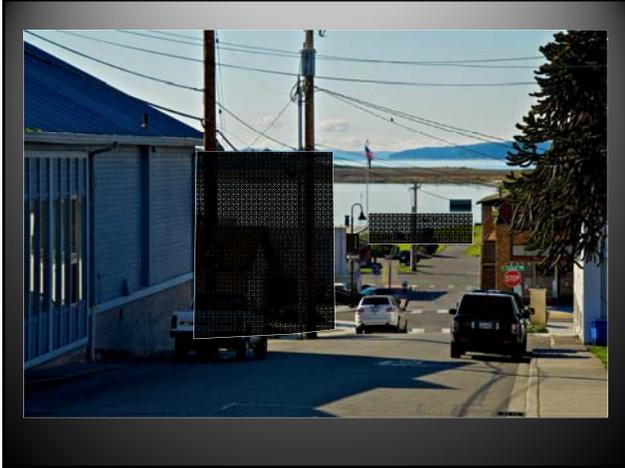
Regatta Drive

- Require parking to be located along Regatta Drive
- Low growing landscaping
- Consider removal or no-replacement of view obscuring landscape
- Undergrounding of utilities
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Dock Street— Barrington Drive to SE 10th Ave





Dock Street

- Undergrounding of utilities
- Restricting height of structures on Flintstone Park
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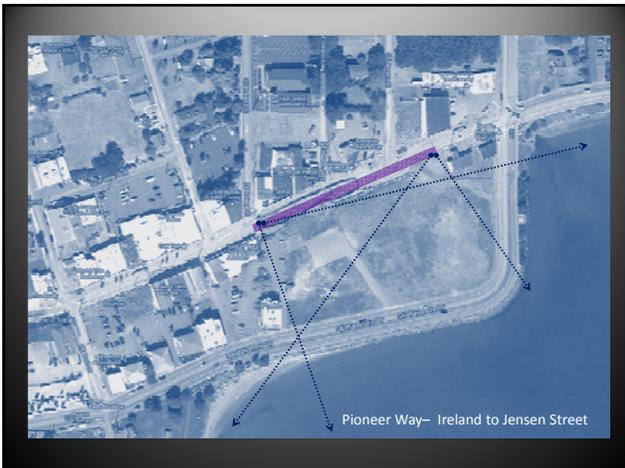






NE 16th and SR 20

- Undergrounding of utilities
- Eliminate reductions in setbacks
- Require parking on street side
- Remove sight obscuring trees
- Require low growing landscaping
- Require monument signs
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Pioneer Way – Ireland to Midway

- Require public easements in or around buildings to waterside
- Include public viewing areas on waterside of properties
- Purchase properties
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Additional comments and feedback?