

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
December 11, 2012**

**ROLL CALL: Present:** Keith Fakkema, Greg Wasinger, Jeff Wallin, Kristi Jensen Jill Johnson-Pfeiffer and David Fikse.  
**Absent:** Gerry Oliver.  
**Staff Present:** Development Services Director, Steve Powers and Senior Planner, Cac Kamak.

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

**MINUTES: MS. JENSEN MOVED, MR. WALLIN SECONDED, MOTION CARRIED TO APPROVE THE NOVEMBER 27, 2012 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

**Wendy Campbell deWinter** (735 Bay Front Lane) read written comments (PC Attachment 1) regarding global warming.

**2012 COMPREHENSIVE PLAN AMENDMENTS – SCENIC VIEWS** – Public Meeting

Mr. Kamak recapped the Planning Commission’s November meeting in which the Planning Commission reviewed criteria for evaluating scenic views within Oak Harbor. Since not all scenic views have the same public interest and value, the Planning Commission also weighted the criteria to help narrow down the selection and focus on the views that preserves the community’s interests. The criteria and the ratings that will be used to initially evaluate the scenic views are provided in the below. Mr. Kamak noted that he assigned points to each score.

Mr. Kamak also provided a map showing the scenic corridors. (PC Attachment 2). Mrs. Johnson-Pfeiffer provided additional scenic view information (PC Attachment 3).

Proposed Criteria	Rating Score		Score
	H = High	L = Low	
	M = Medium	D = Deduct	
View from public property	H		100
View from streets			
SR 20	M		50
Arterial	M		50
Collector	L		25
Local	L		25
View from a pedestrian/pedestrian trail	H		100
View of a specific landmark	H		100
The need to buy property	D1		-100
The need for special zoning regulations	D		-50
<b>Additional Criteria</b>			
Entryway views	H		100
Waterfront connectivity	H		100
			Max - 550

Mr. Kamak displayed each view and scoring sheet. The Planning Commission was asked to score each view.

Planning Commission discussed what “waterfront connectivity” means. Ms. Johnson-Pfeiffer said she had visual connectivity in mind when she suggested it. There was discussion about reserving scenic views downtown while encouraging high intensity uses as described for the downtown in the Comprehensive Plan. There was some discussion about a separate plan for the downtown that would have to include property owners, adopting a plan and putting regulations in place. Planning Commission members expressed a desire to keep a couple of waterfront views while encouraging redevelopment.

The results of the Planning Commission’s first round of scoring are shown below.

	Views	Rating Score	Qualified (Y/N)
1	Northbound SR 20 – Scenic Heights to Erie	350	
2	Northbound SR 20 – Swantown to Scenic Heights	300	
3	Scenic Heights Trailhead	325	
4	SW Freund Street	275	
5	Waterloo Rd & Scenic Heights	175	
6	Swantown – Kimball to SR 20	200	
7	Swantown & Fireside Lane	125	
8	Barrington Drive and Fleet Street int	175	
9	Fleet Street	225	
10	Barrington Drive and Fairhaven int	175	
11	Waterfront Trail – Windjammer Park	400	
12	Waterfront Trail – Flintstone Park	400	
13	Bayshore Drive – Dock to Midway	450	
14	Pioneer Way – Midway to Regatta	450	
15	Pioneer Way – Ireland to Midway	300	
16	Pioneer Way – SR 20 to City Beach	200	
17	Jensen Street	175	
18	Midway Blvd – SE 8 <sup>th</sup> to Midway	250	
19	Regatta Drive – SE 8 <sup>th</sup> to Pioneer Way	450	
20	Skagit Valley College parking lot	150	
21	Crosby Ave by Cathlamet Drive	175	
22	Crosby Ave by Prow Street	75	
23	Airline Way	175	
24	SW 6 <sup>th</sup> and Dyer	175	
25	Southbound SR 20 and NE 16 <sup>th</sup> Ave	350	
26	Dock Street – Barrington to Bayshore	375	
27	Ft Nugent Avenue – Quince St to Neinhuis St	350	
28	City Beach St		

Mr. Kamak said he would send tonight’s Power Point presentation to the Planning Commission and asked them to fill out the “Qualified (Y/N) column based on their own evaluation. He will then compile that information for discussion at the January meeting.

Mr. Fakkema asked for public comment.

**Wendy Campbell deWinter** commented that composition of the aesthetic views are unique in Oak Harbor and is very important to preserve.

**2013 COMPREHENSIVE PLAN AMENDMENT DOCKET – Public Meeting**

Mr. Kamak reported that the January Planning Commission meeting regarding the preliminary docket for 2013 will be advertised on January 5, 2013. The major portion of the work proposed for 2013 will be focused around the 2016 Comprehensive Plan update. No action is requested at this time. The Planning Commission will be required to make a recommendation on the preliminary docket at the January 22<sup>nd</sup>, 2013 meeting.

Mr. Fakkema asked for public comment seeing none the meeting was concluded.

Ms. Johnson-Pfeiffer noted that this was her last meeting and expressed her appreciation for the Planning Commission and staff.

**ADJOURN: 9:20 p.m.**



Wendy Campbell deWinter <campbelldewinter@gmail.com>

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**FW: OH Planning material**

1 message

Sun, Dec 9, 2012

Dear Planning Commission Members:

My name is Wendy Campbell deWinter and I live in the Oak Harbor area. My physical address is 735 Bay Front Lane.

2012 has <sup>been</sup> an extraordinary year following an extraordinary decade. According to The American Meteorological Society:

**“There is unequivocal evidence that Earth’s lower atmosphere, ocean, and land surface are warming; sea level is rising; and snow cover, mountain glaciers, and Arctic sea ice are shrinking. The dominant cause of the warming since the 1950s is human activities.” 8/20/2012**

- **Temperatures are rising. The US had 4400 record setting high temperatures set in 2012. The ratio between record highs and lows are shifting dramatically from 1:1 prior to 2000 to 2:1 in the previous decade to 10:1 the last 2 years. Leading to the massive forest fires of the last 2 years.**

- **Weather patterns are changing. The drought and heat wave in the midwest have had devastating economic impacts that are not over.**

- **Storm intensity is increasing with documented consequences for coastal erosion and flooding for our region. We have seen the number of multi-billion dollar weather related events escalate from a background of 2-3/year the previous century to 9 in 2007 and 12 in 2011. Super storm Sandy brings us a \$75 billion dollar price tag.**

- **Ocean acidification has increased 26% and will increase to 150% by 2100 with disturbing consequences for marine life and those who depend on it.**

- **Sea levels are rising, and as the ocean warms and expands, they will continue to rise through this century. Rising sea levels amplify impacts of storms by a factor of 10. This means a one foot rise in sea level converts a 100 year event - i.e., an event expected to occur once a century - to a 10 year event. We currently have a 6-7 inch rise in sea level and conservatively expect 3-4 more feet by 2100.**

I'm sure you'll agree that Oak Harbor would be wise to plan, as many other municipalities from Olympia to Venice Italy are, for these impacts. The DOE, FEMA, NOAA and others have tools to assist you including those related exclusively to sea level rise and storm surge:

I especially want to make you aware of a recent WDOE publication titled: "Preparing for a Changing Climate" which it prepared in collaboration with other state agencies including the departments of Agriculture, Transportation, Health, Commerce, Natural Resources and Fish and Wildlife and UW Climate Impact group, in the effort to "protect our communities, natural resources and economy from the impacts of climate change and build our capacity to adapt to expected climate changes."

I hope you will look at this resource, and others that I have listed with my public comment(see addenda below).

Thank you for your attention to this matter.

Wendy Campbell deWinter

**ADDENDA:**

**Sea Level Rise Planning Tools**

Tillmann, Patricia and Dan Siemann. Climate Change Effects and Adaptation Approaches in Marine and Coastal Ecosystems of the North Pacific Landscape Conservation Cooperative Region: A Compilation of Scientific Literature. Phase I Draft Final Report. National Wildlife Federation - Pacific Region, Seattle, WA. August 2011

- FEMA: Washington Coastal Studies and Products. November 1 2012:  
[http://www.ecy.wa.gov/climatechange/docs/event\\_20121101\\_stone.pdf](http://www.ecy.wa.gov/climatechange/docs/event_20121101_stone.pdf)

- NOAA Sea Level Rise and Coastal Flooding Impact Viewer:  
<http://www.csc.noaa.gov/digitalcoast/tools/slviewer>

- The Nature Conservancy's Coastal Resilience Tool: <http://coastalresilience.org/>

**Entire American Meteorological Society statement:**

"There is unequivocal evidence that Earth's lower atmosphere, ocean, and land surface are warming; sea level is rising; and snow cover, mountain glaciers, and Arctic sea ice are shrinking. The dominant cause of the warming since the 1950s is human activities. This scientific finding is based on a large and persuasive body of research. The observed warming will be irreversible for many years into the future, and even larger temperature increases will occur as greenhouse gases continue to accumulate in the atmosphere. Avoiding this future warming will require a large and rapid reduction in global greenhouse gas emissions. The ongoing warming will increase risks and stresses to human societies, economies, ecosystems, and wildlife through the 21st century and beyond, making it imperative that society respond to a changing climate." 8/20/2012

Melting Arctic BBC: <http://www.bbc.co.uk/news/science-environment-19496674>

Greenland's Meltdown: <http://www.rollingstone.com/politics/news/the-arctic-ice-crisis-20120816>

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[1] DOE Report: Blue Ribbon Panel on OA

<http://www.ecy.wa.gov/water/marine/oceanacidification.html>

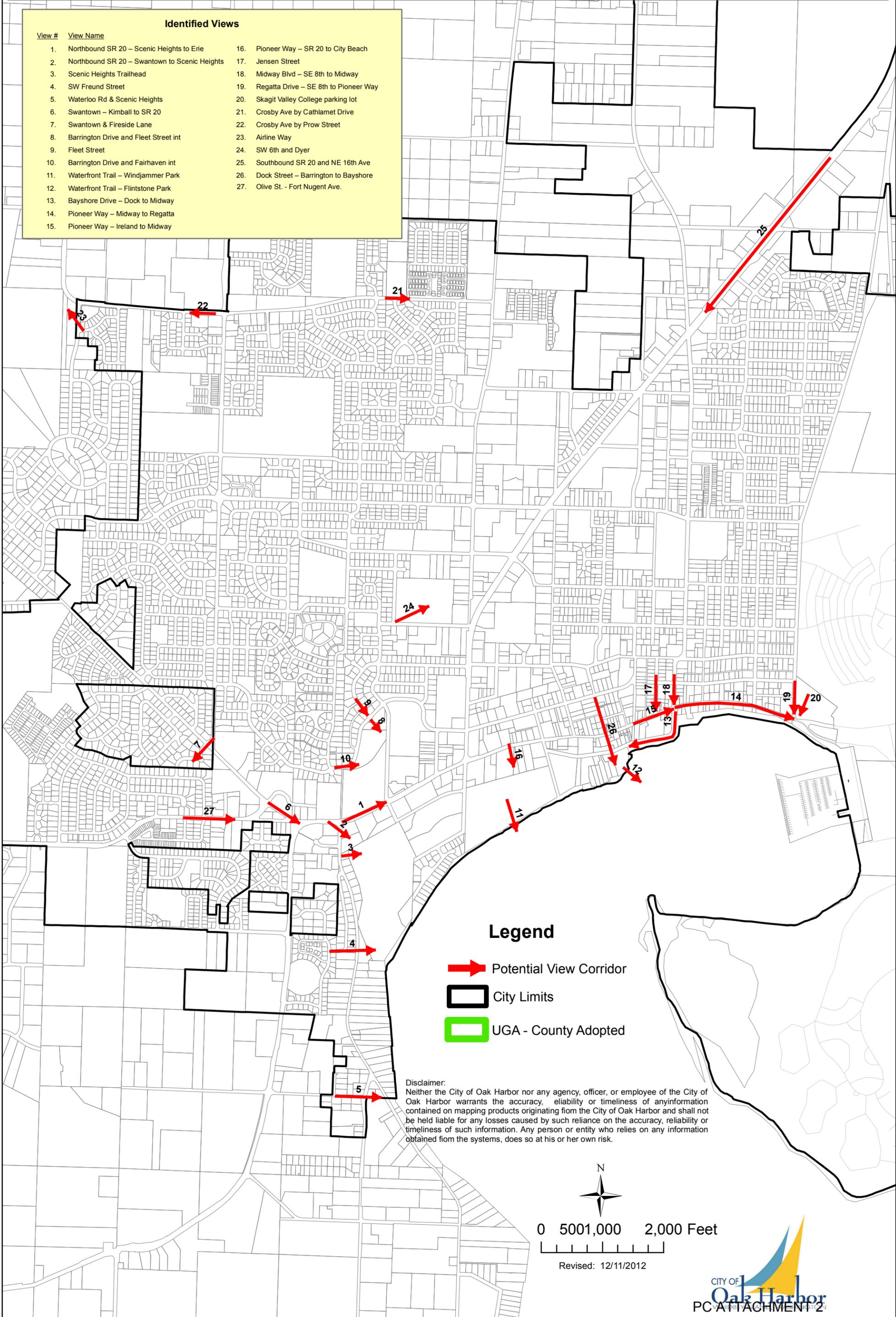
[2] The Trouble with Pteropods:

[http://seattletimes.com/html/localnews/2019765681\\_pteropods26m.html](http://seattletimes.com/html/localnews/2019765681_pteropods26m.html)

# POTENTIAL VIEW CORRIDOR MAP - DRAFT

## Identified Views

View #	View Name
1.	Northbound SR 20 – Scenic Heights to Erie
2.	Northbound SR 20 – Swantown to Scenic Heights
3.	Scenic Heights Trailhead
4.	SW Freund Street
5.	Waterloo Rd & Scenic Heights
6.	Swantown – Kimball to SR 20
7.	Swantown & Fireside Lane
8.	Barrington Drive and Fleet Street int
9.	Fleet Street
10.	Barrington Drive and Fairhaven int
11.	Waterfront Trail – Windjammer Park
12.	Waterfront Trail – Flintstone Park
13.	Bayshore Drive – Dock to Midway
14.	Pioneer Way – Midway to Regatta
15.	Pioneer Way – Ireland to Midway
16.	Pioneer Way – SR 20 to City Beach
17.	Jensen Street
18.	Midway Blvd – SE 8th to Midway
19.	Regatta Drive – SE 8th to Pioneer Way
20.	Skagit Valley College parking lot
21.	Crosby Ave by Cathlamet Drive
22.	Crosby Ave by Prow Street
23.	Airline Way
24.	SW 6th and Dyer
25.	Southbound SR 20 and NE 16th Ave
26.	Dock Street – Barrington to Bayshore
27.	Olive St. - Fort Nugent Ave.



## Legend

-  Potential View Corridor
-  City Limits
-  UGA - County Adopted

Disclaimer:  
Neither the City of Oak Harbor nor any agency, officer, or employee of the City of Oak Harbor warrants the accuracy, reliability or timeliness of any information contained on mapping products originating from the City of Oak Harbor and shall not be held liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information. Any person or entity who relies on any information obtained from the systems, does so at his or her own risk.



0 500 1,000 2,000 Feet

Revised: 12/11/2012



Bayshore approaching SR 20. Nice connectivity to the waterfront.



SR20/Swanton, top of hill...nice view arriving and leaving the town. There are a variety of angles of this view...most would allow development if it was the right scale.



SR20 Coming into town from S. Whidbey. View is on the right as you approach the intersection.



Peek-a-boo water/marina view as you approach town from the south. The issue here I think is the trees.



This view is already lost...unless someone wants to buy that parking garage and put on a roof garden???



View from Scenic Heights trailhead.



Here we have water on the right, but you can't tell because of trees and development. The visual of the town is highly developed and commercial.



TERRIBLE photo. But this area is SIGNIFICANT because you can see the park as your approach the town from the S. It's the first glimpse of the Windmill and the park as you approach the City. This view is just past Whidbey Island Bank. The corridor to consider is one for a car towards the Windmill.



This is the intersection of SR20 and Pioneer. The view straight is fine, but anything that could happen during redevelopment that would open up that view access to the park on the left would help draw people towards the park.



Bayshore and 20....the view is from the street...but my photographer wouldn't run out there! It's that straight visual to the water/park to watch out for.



**City Beach Road. Good visual connectivity. The view straight to the water matters more than the view side-to-side.**



**Dock Street**

**Good water connectivity. A view to think about if the inter-mobile facility design comes back.**



**Hathaway Street from Barrington....I have a question about how high the building below could go.**



Jenson Street...with an undeveloped lot at the bottom of the hill. How much of this view would be blocked @ 35 feet?



Midway to Pioneer.....



Midway to Pioneer...with an open lot on the left that could create view loss.



Regatta to Pioneer



Barrington view of Windmill



Pioneer Way views of Windmill