

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
September 27, 2011**

**ROLL CALL:** **Present:** Bruce Neil, Keith Fakkema, Jeff Wallin, Greg Wasinger and Gerry Oliver. **Absent:** Kristi Jensen and Jill Johnson. **Staff Present:** Development Services Director, Steve Powers; Senior Planners, Ethan Spoo and Cac Kamak; Associate Planner, Melissa Sartorius; and Senior Services Administrator, Mike McIntyre.

Chairman Neil called the meeting to order at 7:32 p.m.

**MINUTES: MR. OLIVER MOVED, MR. FAKKEMA SECONDED, MOTION CARRIED TO APPROVE THE JULY 26, 2011 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

**Paul Bovey** (1030 SE Harbor Vista Circle) suggested that the \$40,000 needed to fund the Nichols Brothers study should be raised through public donations.

**SHORELINE MASTER PROGRAM UPDATE - STATUS REPORT – No Action Required**

Mr. Spoo reported that Phase II of the project is coming to a close. The work product for Phase II was an “Inventory and Characterization” report documenting the habitat, vegetation, land use, geology, and hydrology of the City’s shoreline. From Phase III forward, the project will be focused on writing the new shoreline Master Program (SMP).

Public outreach to date has included seven status briefs to the Governmental Services Standing Committee and three briefings to the Public Works Standing Committee. The City also held a public “visioning workshop” on July 20, 2011. Finally, the first meeting of the Shoreline Citizens Advisory Committee (SCAC) happened on July 13, 2011. The SCAC is a seven member committee whose role it is to review and provide comment on draft SMP language.

Based on the findings of the Inventory and Characterization report and the comments received in the visioning workshop, staff put together the following list of key project issues.

- **Shoreline planning is a joint city-state effort.** Both the City and the state have their role in the development and adoption of a new SMP. The state provides grant funding and reviews the new SMP against the state guidelines. The City is required to the inventory, plan writing, and demonstrate that the plan meets the state’s requirements.
- **No net loss (NNL): science and art.** “No net loss” is a scientific concept that requires the City and property owners who apply for permits to demonstrate that they have preserved the existing shoreline functions (habitat, vegetation, and hydrology). If the shoreline functions are impacted by new development, mitigation is required.

The City has some degree of flexibility in how it will demonstrate that the new regulations will achieve no net loss. No net loss is an important concept for the Planning Commission to be aware of because it will drive future policy discussions.

**Myths about the new SMP.** Common myths about SMPs are that it will: (1) take away existing private property (2) prevent the maintenance or protection of property (3) require that existing homes be relocated (4) require existing uses be discontinued or (5) apply retroactively.

- **Ecological function and development.** The Inventory and Characterization found that ecological function is highest, in areas where little development has occurred such as the Seaplane Base and Freund Marsh making these areas good candidates for preservation/restoration of functions. Ecological function is lowest in developed areas of the City's shoreline making it a good location for further economic development.
- **Oak Harbor has extensive public access with opportunity for improvements.** Oak Harbor's Waterfront Trail, Windjammer Park and Flintstone Park provide excellent public access to the shoreline compared to most similar-sized jurisdictions. The City has plans for further improvements to public access such as resurfacing the trail, replacement of the bridge, posting a City parks directory map at Windjammer Park, and improvements to the marina.
- **Concern about environmental impacts of new wastewater treatment plant.** Based on comments received at the visioning workshop, it is important to carefully consider the impacts of a new wastewater treatment plant on the shoreline environment. Public Works and Development Services staff are coordinating with each other concerning the development of the new wastewater treatment plant and its relationship to the SMP.
- **Shoreline development best practices guidance.** Attendees of the visioning workshop expressed a desire to obtain information about best management practices for shoreline development such as soft armoring, vegetated buffers, low impact development, etc. Staff have noted this issue for future discussions.

#### Questions

Does restoration mean that the restoration is done outside of the development? (Restoration usually takes place on public property or on properties that might be owned by land trusts).

How long will this process take? (The deadline for completing the update is December 1, 2012).

Can some of the smaller improvements (e.g. resurfacing trails) be expedited? (The priorities for improvements are set out in the Capital Improvement Program. Reprioritizing would have to occur in the capital planning process. The City updates this program annually).

#### **BRIEFING ON SENIOR SERVICES OF ISLAND COUNTY STRATEGIC PLAN PROCESS – No Action required.**

Mr. Powers reported that Senior Services of Island County (SSIC) is the largest nonprofit agency serving older adults in Island County. According to information on their website, they support and serve a complete spectrum of seniors, from those who are healthy and actively contributing to the community to those who are frail and in need. They seek to enhance the quality of life for seniors by:

- Promoting a positive image of aging
- Helping individuals retain personal independence
- Offering programming and services that promote wellness, self worth and active participation in community life.

SSIC is currently engaged in a visioning process for the next ten years of their organization; this process is appropriately named *Vision 2022*. The City of Oak Harbor and SSIC have a long-standing partnership in areas related to senior programs and services. As a result of this long standing relationship the City has been asked to participate in the *Vision 2022* process as a

member of their strategic planning committee. Part of our involvement is to assist SSIC gather information through interviews.

The Planning Commission is the planning policy body of the City and plays an important role in helping to shape the community vision through the comprehensive planning process. It follows that the Planning Commission can play an important role helping the community meet its senior services needs by providing information to SSIC through participation in the survey.

### Question

This survey is being done under the opuses of SSIC, is the Oak Harbor Senior Center going to benefit from this? (Yes, the information gleaned will be helpful to the Oak Harbor Senior Center).

### Survey Questions and Responses

1. What draws seniors to Island County or what do they value most about the community they live in?

Response:

- (a) Scenery and air quality
- (b) Low cost, a significant number of retirees are here because of the military
- (c) It's a small community (close-knit community) and easy to get around (Island Transit and retirement communities that provide their own transportation)

2. What are the current needs of seniors?

Response:

- (a) Ready medical assistance and a more responsive medical facility
- (b) "Check on a Senior" program to make sure seniors have what they need
- (c) Basic classes on how to use technology which will help them communicate with family and community (e-mail, social networking)
- (d) Things for seniors to do

3. Where are the gaps in meeting those needs?

Response:

- (a) Basic classes on how to log in and get e-mail
- (b) Not enough facilities such as Regency in the next 15 to 20 years
- (c) Enough agencies that provide senior services

4. What are the key groups, organizations and individuals providing support to seniors and their families?

Response:

- (a) Senior Center
- (b) Navy
- (c) Churches
- (d) SSIC
- (e) Government funding
- (f) High school volunteers

5. What are the future challenges of the growing senior population?

Response:

- (a) Funding
- (b) Not enough facilities or capacity
- (c) State and federal regulations

6. What are some ways to address the challenges?

Response:

- (a) More money
- (b) Less regulation
- (c) Awareness campaign and public education directed toward the middle age population regarding individual financial planning for future long term care needs
- (d) Seniors that are able can assist in meeting challenges (giving back to the community)
- (e) Meet needs with new and different resources such as an informal youth program for volunteering

7. What does future funding for senior programs look like?

Response:

- (a) Scarce
- (b) Bleak
- (c) Anemic
- (d) Funding could be addressed through public awareness. Avenues to increase awareness could include the use of free technology (You-Tube, You-Stream).

8. What is (or how do you perceived) the current role of SSIC?

Response:

- (a) The major entity in Island County that provides senior services that fills the gaps where state and federal agencies leave off or don't deal with at all.

9. What should the future role of SSIC be?

Response:

- (a) Keep doing what they are doing and expand

10. What other issues or concerns should be discussed? What have we missed?

Response:

- (a) Social interaction for those with no family (loneliness and depression)
- (b) How are seniors going to replace entitlements that may be cut

11. What other groups or individuals should be contacted?

Response:

- (a) High school students
- (b) Seniors themselves (Regency, Home Place)

#### Additional Planning Commission Questions

Was there a problem with funding Meals on Wheels? (There are difficulties with funding because the amount of funding provided by the government has dropped and the need has grown).

Would it be helpful if there was a youth program for volunteering? (An informal network works best. The more formal the program is the more training is required).

**ADJOURN: 8:30 p.m.**