

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
July 28, 2015**

ROLL CALL: Present: Greg Wasinger, Bruce Freeman, Sandi Peterson, Cecil Pierce and Jes Walker-Wyse

Absent: Ana Schlecht and Mike Piccone

Staff Present: Development Services Director, Steve Powers; Senior Planners, Cac Kamak and Dennis Lefevre; Associate Planner Ray Lindenburg. Arnie Peterschmidt, Project Engineer

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

MINUTES: MS. WALKER-WYSE MOVED, MR. FREEMAN, MOTION CARRIED TO APPROVE THE JUNE 23, 2015 MINUTES AS PRESENTED.

Mr. Wasinger announced that agenda item No. 6 – Telecommunication Infrastructure will precede item No. 5 – Comprehensive Land Use Amendments.

PUBLIC COMMENT

None

SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) – Public Hearing

Mr. Peterschmidt displayed a PowerPoint presentation (Attachment 1) and summarized the purpose, background and projects listed in the TIP. Mr. Peterschmidt concluded by recommending that the Planning Commission hold a public hearing and recommend that the City Council to approve the 2016-2021 TIP.

Planning Commission Discussion

Planning Commission questioned staff about how state and federal government determine which projects to fund, whether a project could receive both state and federal funding, what the definition of non-motorized is, how sidewalks are upgraded to current ADA standards and how the city strategizes on when to begin selected projects. Mr. Peterschmidt and Mr. Powers addressed the questions and noted that the primary reason for the TIP is to make the projects listed in the TIP eligible for grant funds.

Mr. Wasinger opened the public hearing for public comment at 7:47 p.m.

Mr. Hal Hovey spoke in opposition of including the Bayshore Drive extension project in the TIP.

Mr. Gary Gordon questioned the need for the Bayshore Drive extension project.

Planning Commissioners asked staff to address the comments made by Mr. Hovey and Mr. Gordon.

Mr. Peterschmidt explained that one of the columns in the TIP is titled “Priority Number” but there is no obligation to do the projects in that order. Mr. Peterschmidt also stated that the Bayshore Drive extension is on the list largely because of the Wastewater Treatment Plant so that we can apply for outside funding and take some of the burden off of Oak Harbor taxpayers should the extension be necessary. The alignment of the extension has not been determined

and it is only a conceptual plan. Mr. Powers added that that the right-of-way widths can take into account whether we are trying to control speed, minimize impacts to parks or whether it is more of a driveway than a street. Mr. Powers also explained that the TIP is only one component of the overall transportation planning. The other components are the Transportation Plan and the Capital Improvement Plan. Again, Mr. Powers stressed that the primary reason for the TIP is to make the projects listed in the TIP eligible for grant funds. Including a project on the TIP doesn't mean that the City Council has approved the project for construction.

There was some discussion about Mr. Hovey's comment that the Bayshore Drive extension will divert traffic from the Pioneer Way businesses. There was also a question about why the NE 7th Avenue improvements were dropped from the TIP. Mr. Powers indicated that NE 7th Avenue was dropped because the project received funding but the city was unable to match funds and had to return the funds. The city thought that we should wait one cycle before ask for funds again.

Planning Commissioners asked if there was a process for amending the TIP once it is approved. Mr. Peterschmidt stated that the TIP could be amended.

There was additional discussion about what the repercussions would be if the Bayshore Drive project was removed from the TIP, what the process is for public comment once the City goes forward with a project, as well as the need to do what is best for all of Oak Harbor and not just one segment of the community.

MOTION: MS. PETERSON MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE 2016-2021 SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN WITHOUT THE BAYSHORE DRIVE EXTENSION PROJECT.

Motion died for lack of a second.

ACTION: MS. WALKER-WYSE MOVED, MR. PIERCE SECONDED A MOTION TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE 2016-2021 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AS PRESENTED. MOTION CARRIED BY A VOTE OF 4 IN FAVOR AND 1 OPPOSED.

MEDICAL MARIJUANA CODE – Public Hearing

Mr. Lefevre recalled the previous discussion with the Planning Commission and reported that the same presentation was given to the City Council and the Council expressed no concern about extending the moratorium. Mr. Lefevre stated that the moratorium will allow time to see how the state deals with the recently passed Cannabis Patient Protection Act (2SSB 5052) and there will be the opportunity to solicit more public involvement. Mr. Lefevre concluded by recommending that Planning Commission forward a recommendation to the City Council to extend the moratorium for on year.

Planning Commission Discussion

The Planning Commissioners discussed the importance of getting as much public comment as possible and the methods for soliciting more public comment.

There was some discussion and concern about having a "rolling moratorium". Mr. Powers stated that he was comfortable with extending the moratorium because legislation keeps changing and there is a general lack of clarity at the state level.

ACTION: MR. FREEMAN MOVED, MS. WALKER-WYSE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL EXTEND THE EXISTING MEDICAL MARIJUANA MORATORIUM ORDINANCE NO. 1692 AN ADDITIONAL ONE YEAR UNTIL SEPTEMBER 1, 2016.

TELECOMMUNICATION INFRASTRUCTURE – Public Meeting

Mr. Lefevre reported that this item is an effort to bring our code current with federal legislation “Middle Class Tax Relief and Job Creation Act of 2012”. Section 6409 of this Act (a.k.a. the “Spectrum Act”) mandated that “local governments approve, and cannot deny, an application requesting modification of an existing tower or base station if such modification does not substantially change the physical dimensions of such tower or base station.” The purpose of this act is to facilitate and expedite the deployment of equipment and infrastructure to meet the demand for wireless capacity.

Mr. Lefevre explained that our current code establishes location and options for wireless facilities and focuses primarily on the construction of new facilities. The current code permits collocation of wireless facilities on existing structures but does not provide an expedited application and review process nor provide for mandatory approval if specific criterion are met.

Mr. Lefevre stated that an amendment creating Chapter 19.30 will establish application submittal requirements, permit classification, timing for permit review, and the approval process. Following adoption of this amendment, Development Services staff will prepare an application based on the new Chapter 19.30 guidelines and requirements. Staff will also amend Schedule A of the Master Fee Schedule to include this application and review fee.

Planning Commission Discussion

Planning Commissioners asked that the fee schedule be shared with them once the fee has been determined.

COMPREHENSIVE PLAN LAND USE AMENDMENT – Public Hearing

Mr. Kamak displayed a PowerPoint presentation (Attachment 2) and summarized the Comprehensive Plan amendment process, review criteria, location and site characteristics of the subject properties. Mr. Kamak reported that this is a sponsored amendment to change the land use designation from Low Density Residential to Medium Density Residential for three properties located south of SW 3rd Avenue and West of Oak Harbor Road. Mr. Kamak noted that two of the properties are owned by Valley High Investments Incorporated and the third property is owned by the Oak Harbor School District. The school district was contacted by Valley High Investments and the school district has no objection to their inclusion in the land use designation amendment.

Mr. Kamak recommended that the Planning Commission conduct a public hearing and forward a recommendation to the City Council to amend the Future Land Use Map designation of the subject properties from Low Density Residential to Medium Density Residential.

Planning Commission Discussion

Planning Commissioners asked about the school district’s plan for their property. Mr. Kamak stated that there was no proposal for the school district property.

The public hearing was opened at 8:59 p.m. There were no comments.

ACTION: MS. PETERSON MOVED, MR. PIERCE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL AMMEND THE FUTURE LAND USE MAP DESIGNATION OF THE SUBJECT PROPERTIES FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

The public hearing was closed at 9:05 p.m.

2016 COMPREHENSIVE PLAN UPDATE – Workshop

Mr. Kamak displayed a PowerPoint presentation (Attachment 3) which presented a review of the land use map, current land use designations, associated zoning districts and neighborhoods. The Planning Commission discussed and considered a generalized land use map which would simplify policies, allow rezoning within the same land use categories, would not be dependent on land use changes and would not impact the current zoning classification or the development potential. Planning Commission also discussed forming districts categorized by character, style, layout, location, approximate similar era, predominant land use and mix of uses and similar uses.

Planning Commissioners were supportive of the idea of using a generalized land use map and district categories.

Mr. Kamak said that the next step will be to present this to the City Council at their next workshop. Within the next couple of Planning Commission meetings there should be a structure for the land use element.

ADJOURN: 9:45 p.m.

Minutes submitted by: Katherine Gifford

Transportation Improvement Program 2016-2021



Planning Commission
6/23/2015

Purpose

- Meet the public hearing requirement
- Seek Planning Commission's recommendation of the 2016-2021 Transportation Improvement Program (TIP) to City Council



Planning Commission 6/23/2015 2

Background

- Required by State Law
- Updated every year
- 6 year plan
- TIP is used to facilitate use of Federal transportation funds on City projects



Planning Commission 6/23/2015 3

Background

- Plan is forwarded to the Regional Transportation Planning Organization (RTPO)
- RTPO in turn submits a regional TIP to the State
- State prepares statewide TIP in January of each year



Planning Commission 6/23/2015 4

Projects

1. SW Heller Street Improvements – Swantown to Whidbey
2. Whidbey Avenue Reconstruction – Heller to Regatta
3. Midway / NE 7th – Intersection Signalization



Planning Commission 6/23/2015 5

Projects

4. Bayshore Drive Extension – Beekma to City Beach
5. SR-20 Improvements – Roundabouts
6. NW Heller Street Overlay – Whidbey to Crosby



Planning Commission 6/23/2015 6

Funding

- No funds required to develop TIP



Planning Commission 6/23/2015 7

Requested Action

- Conduct a public hearing on the 2016-2021 TIP
- Recommend that City Council adopt the 2016-2021 six-year Transportation Improvement Program



Planning Commission 6/23/2015 8

2015 COMPREHENSIVE PLAN AMENDMENT

SW 3RD AVENUE

FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

Planning Commission
Public Hearing

7/28/2015



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WHIDBEY ISLAND, WASHINGTON

Background

- Request includes 3 properties
- Two owned by Valley High Investments
- Third owned by OHSD
- OHSD not opposed



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WHIDBEY ISLAND, WASHINGTON

SW 3RD
AVE

Planning
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Site Characteristics

- Existing single family residence
- Surrounded by two churches, school and multifamily
- Relatively flat
- Utilities available
- Sidewalk



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SW 3RD
AVE

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LOCATION MAP





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LOCATION MAP



Review Criteria

- Public health, safety and welfare
- Consistent with the Comprehensive Plan
- Compliance with GMA and CWPP
- Changing needs or resolves inconsistencies
- Environmental impacts
- Consistent with growth and population
- Compatible with surrounding uses
- Accommodates new policy – n/a
- Other specific criteria



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SW 3RD
AVE

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<ul style="list-style-type: none">■ Suggested action<ul style="list-style-type: none">■ Consistent with criteria■ Hold public hearing■ Recommend approval to CC	 <p>CITY OF Oak Harbor <small>WHERE BEYOND THE WOODS WE GROW</small></p> <p>SW 3RD AVE</p> <p>Planning Commission</p>
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2016 Comprehensive Plan Update

Land Use Element



CITY OF
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Planning Commission
7/30/2015



Land Use Element

Review of Land Use Map Neighborhoods



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Planning Commission **7/30/2015** **2**

Existing Future Land Use Map

- Non-generalized land use format
 - One-one ratio with the zoning map
 - One zoning category for every land use category
 - Except Central Business District
 - Differences are intentional and directional
 - Rezoning require land use changes
 - legislative vs quasi-judicial
 - Land use changes can take up to two years

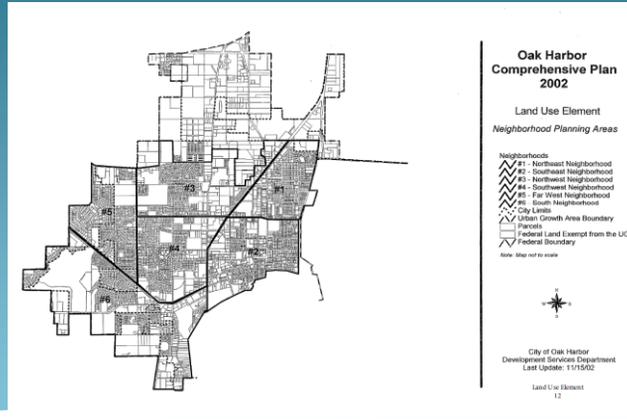


Existing Future Land Use Map

Existing Land Use	Existing Zoning
Low Density Residential	R-1, Single Family
Medium Density Residential	R-2, Limited Multifamily
Medium-High Density Residential	R-3, Multifamily
High Density Residential	R-4, Multifamily
Residential Office	RO, Residential Office
Neighborhood Commercial	C-1, Commercial Neighborhood
Central Business District	CBD, CBD-1, CBD-2
Community Commercial	C-3, Community Commercial
Auto/Industrial Commercial	C-4, Highway Service Commercial
Highway Corridor Commercial	C-5, Highway Corridor Commercial
Planned Industrial Park	PIP, Planned Industrial Park
Planned Business Park	PBP, Planned Business Park
Industrial	I, Industrial
Public Facilities	PF, Public Facilities
Maritime	M, Maritime
Residential Estates	PRE, Planned Residential Estates
Open Space	OS, Open Space



Existing Neighborhoods



Existing Neighborhoods

- Categorized for residential purposes
 - Provides information on predominant type of housing
 - Layout of styles
 - Densities
 - Approximate period of construction
 - Created for description purposes



Future Land Use Map

- Room for improvement
- Consider a Generalized Land Use Map
 - Simplifies policies
 - Rezoning within the same land use categories are not dependent on land use changes
 - Change will not impact current zoning classification or development potential



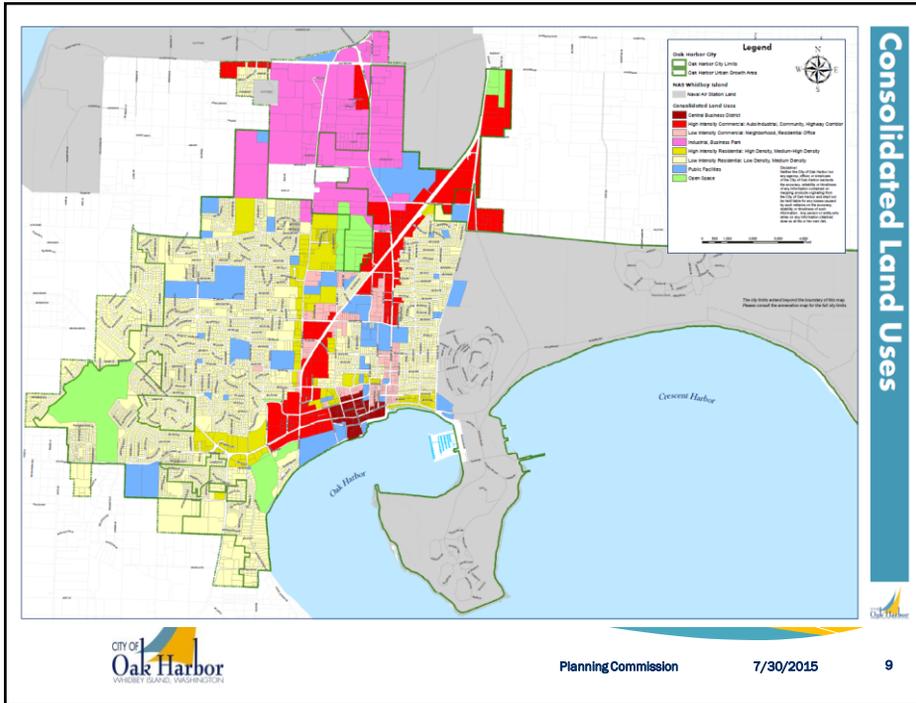
Planning Commission 7/30/2015 7

Future Land Use Map

Proposed Land Use	Zoning
Low Density Residential	R-1, Single Family and R-2, Limited Multifamily
High Density Residential	R-3, Multifamily and R-4, Multifamily
Low intensity Commercial	RO, Residential Office and C-1, Commercial Neighborhood
Central Business District	CBD, CBD-1, CBD-2
High Intensity Commercial	C-3, Community Commercial, C-4, Highway Service Commercial And C-5, Highway Corridor Commercial
Business and Industrial	PIP, Planned Industrial Park, PBP, Planned Business Park and I, Industrial
Public Facilities	PF, Public Facilities
Maritime	M, Maritime
Residential Estates	PRE, Planned Residential Estates
Open Space	OS, Open Space



Planning Commission 7/30/2015 8

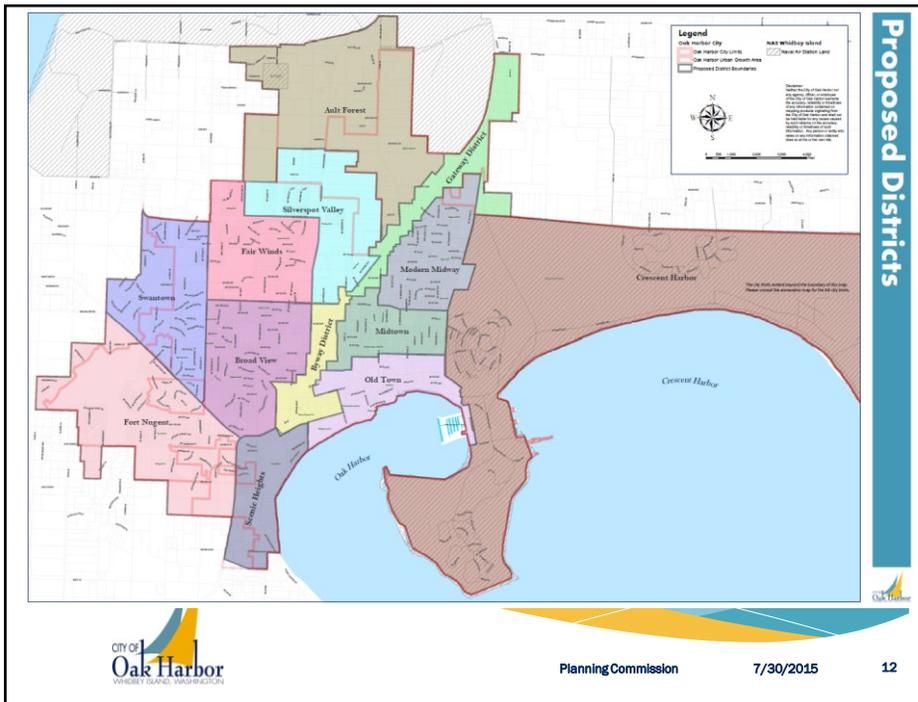


Districts

- Building on Neighborhoods concept
- Application of existing goals and policies
 - Small town
 - Regional center
 - Unique character of neighborhoods
- Targeted policies to address preservation and change

Districts

- Categorized by
 - Character and style
 - Layout and location
 - Approximately similar era
 - Predominant land use
 - Mix of uses and similar uses



Ault Forest

- Areas along Goldie Road and Oak Harbor Road
- Predominately Industrial in character
- Mix of commercial
- Limited residential



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Planning Commission 7/30/2015 13

Gateway

- Northern entry to the City
- Almost entirely commercial
- Highway oriented



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Planning Commission 7/30/2015 14

Silverpot Valley

- Includes 7th avenue wetlands and surrounding properties
- Predominately residential in character
- A mix of residential housing – manufactured homes, multifamily complexes and single family



Fairwinds

- Mix of established and newer single family residential
- High School



Swantown

- Mix of established and newer single family residential
- Mostly single family
- Developed residential areas in the UGA



Broadview

- Established residential with some newer single family residential to the south
- Includes two schools
- Several churches



Fort Nugent

- Newer Residential
- Significant open space – large park and golf course
- County islands



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Modern Midway

- Commercial core along Midway Blvd
- Older residential district
- Financial institutions
- Post-way modern ranch houses
- Infill opportunities



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Planning Commission 7/30/2015 20

Midtown

- Predominately residential
- Mix of office, clinics etc.
- Street pattern distinct from neighboring districts
- Parks and schools



Old Town

- Historic town site
- Mix of residential and commercial
- Higher density



Byway

- Highway and auto related
- Large commercial uses
- Mix of new and old commercial



Scenic Heights

- Southern gateway
- Predominately residential
- Residential use along shoreline and bluff



Land Use Element

- Generalized Future Land Use Map?
- Categorize the City into Districts?

