

**Oak Planning Commission
Regular Meeting Minutes
March 22, 2016**

1. Roll Call

Present:

Greg Wasinger
Bruce Freeman
Jes Walker-Wyse
Sandi Peterson

Staff Present:

Steve Powers, Development Services
Director
Dennis Lefevre, Senior Planner
Cac Kamak, Senior Planner
Arnie Peterschmidt, Project Engineer

2. Approval of Minutes – February 23, 2016

Motion: Bruce Freeman moved to approve the February 23, 2016 minutes as presented. Motion seconded by Jes Walker-Wyse, majority approved.

VOTE: Motion majority approved 4 - 0

AYES: Greg Wasinger, Bruce Freeman, Jes Walker-Wyse, Sandi Peterson

NOES: None

3. Public Comment

None.

Mr. Powers noted for the record that the Marin Woods Planned Residential Development (PRD) and Preliminary Plat had been advertised for a public hearing at tonight's meeting but has been tentatively rescheduled for April 13, 2016.

4. TRANSPORTATION PLAN UPDATE – Public Meeting

Arnie Peterschmidt introduced Fehr & Peers transportation consultants Alex Riomondy and Kendra Breiland. Alex Riomondy displayed a PowerPoint presentation (Attachment 1) which reviewed the progress to date and reviewed four scenarios for funding the project list. Ms. Riomondy explained that Draft project list assumes Oak Harbor will have \$38 million in funds over the next 20 years.

- \$24 million (based on historical average)
- \$14 million (based on the ability to leverage grant funding)
- We assume that maintenance comes first, with
- \$500 thousand for maintenance annually.

Ms. Riomondy displayed the Financially Constrained Draft Project List and asked the Commission for feedback.

Planning Commission Questions and Comments

Commissioners discussed the project list including the annual pavement maintenance, pedestrian improvements and concluded that the list was balanced.

Ms. Riemony explained that they have a workshop scheduled with staff to dig into the revenue sources such as impact fees, establishing transportation benefit districts as well as other sources of funding. The Planning Commission will be briefed on the results of the workshop and will be presented the draft Transportation Plan in April.

5. 2016 COMPREHENSIVE PLAN UPDATE - Public Meeting

Mr. Kamak displayed a PowerPoint presentation (Attachment 2) and reported on the Urban Growth Area Element of the Comprehensive Plan. Mr. Kamak explained that updates to this element are basically to reflect policies in the Countywide Planning Policies (CWPP). The original intent of the goals and policies are maintained and some of the updates include specifying the 20 year planning horizon, policies for UGA expansion from the CWPP, policies for planning in the Joint Planning Areas (JPA) and minor revisions regarding annexations and annexation agreements.

6. WINDJAMMER PARK INTEGRATION PLAN – Public Meeting

Steve Powers displayed a PowerPoint presentation (Attachment 3) and reported that the Community Advisory Group (CAG) reviewed draft design concepts and the basis for the concepts. Mr. Powers stressed that the draft design concepts are not design proposals at this point. Concept number 1 is organized around recreation, concept number 2 is naturalistic and concept number 3 is civic.

Planning Commissioners asked what the timeframe was for integration and about different aspects of some of the designs. Mr. Powers explained that once the preferred plan has been identified and accepted by the Council the pieces that are deemed to be necessary as part of the mitigation for the Clean Water Facility will need to be started right away. The goal is to have the plant mostly operational by the first quarter of 2018. The follow-on mitigation projects would begin either before that or immediately at that time.

Mr. Powers stated that the next steps are a CAG meeting and open house at the Elks lodge on March 29th, a final CAG meeting in April and to the Council in May. Mr. Powers also noted that there is an on-line open house available on March 30th through the City's website.

Katherine Gifford,
Development Services
Administrative Assistant

City of Oak Harbor Transportation Element Update



Process thus far

Developing Draft 20 Year Project List:

- Started with the goals
- Developed a list of over 50 potential projects
- Evaluated and scored potential projects relative to goals
- Presented draft project list to public on February 3rd
- Conducted dot survey at public meeting to determine preferred projects and what we missed
- Further evaluation of potential projects
- Drafted financially constrained 20 year project list

Goals

We started with the goals:

1. Safe for all users
2. Connected and efficient
3. Multimodal
4. Financially and environmentally sustainable
5. Complementary of the City's land use and adopted plans
6. Integrated with the regional transportation network



Potential Projects

Developed potential transportation project list from:

- Existing plans
- Priority networks
- Existing and future travel demand
- Your feedback

Oak Harbor Transportation Element Public Workshop

WE WANT TO HEAR FROM YOU!

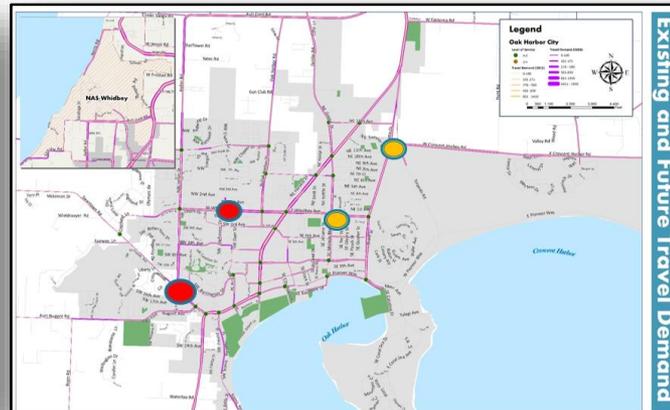


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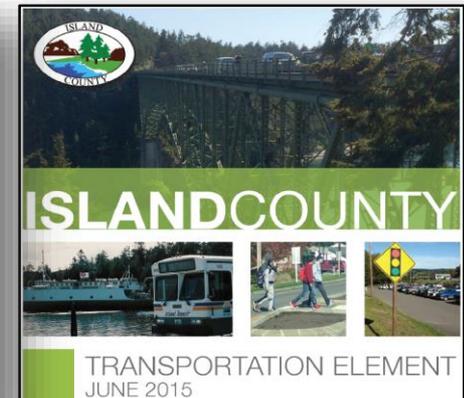
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Comment: BIKE WAY FINDING - MANY NEW BIKES IN SUMMER -
 SURFACE ACCEPTABLE FOR BIKES
 SIGNAGE ON WHIDBY FROM EAST SIDE TO GET TO SK-20
 WILDBY - BIKE & KIDS -
 FORT NUENT PARK - NEED HELP TO GET TO DOWNTOWN ON BIKE
 REGATA DAN/LEXUS FOR BASE COMPUTERS ON BIKES.

CITY OF
Oak Harbor



Existing and Future Travel Demand



Project Evaluation

Scoring Criteria:

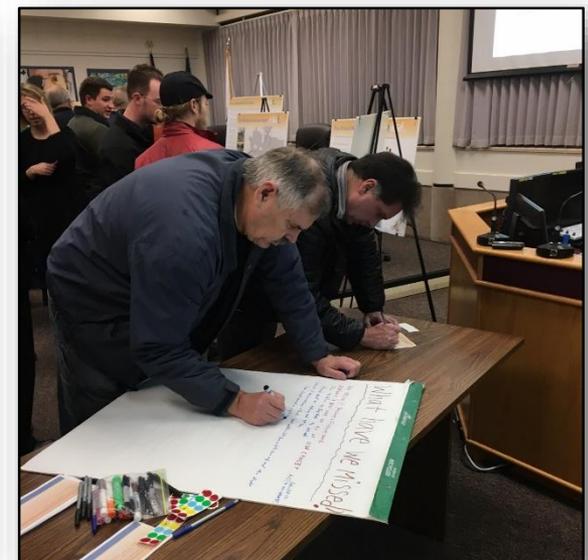
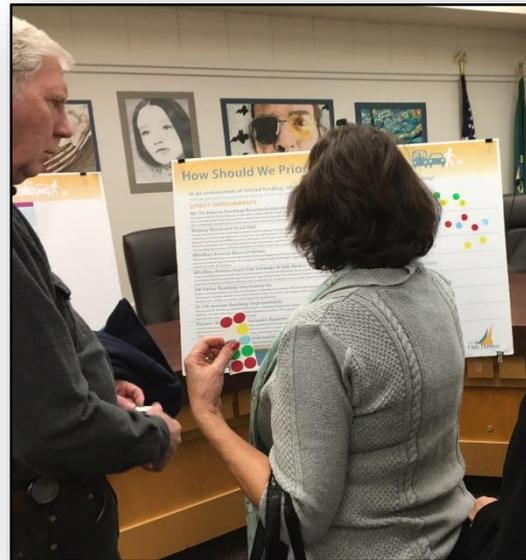
- Scored over 50 potential projects on basis of 14 metrics covering the 6 goals

Goal	Metric Description	Ranking
Safe for all users	1. Addresses location with a history of injury or fatality collisions	4= Fatality and/or bike/ped collision 2= On the top 10 list of collision locations 0= Low collision rate
	2. Fixes an identified sight distance issue or identified modal conflict point	4= Identified by City staff, public and/or consultants 2= Conflict with the auto priority network 0= Other
Connected and efficient	3. Consistency with the layered network	2= Yes 0= No
	4. Provides connection to employment, services, school, retail, government, recreation, or regional transportation.	2= 1/2 mile proximity 1= 1 mile proximity 0= Other

Oak Harbor Public Meeting – Feb. 3, 2016

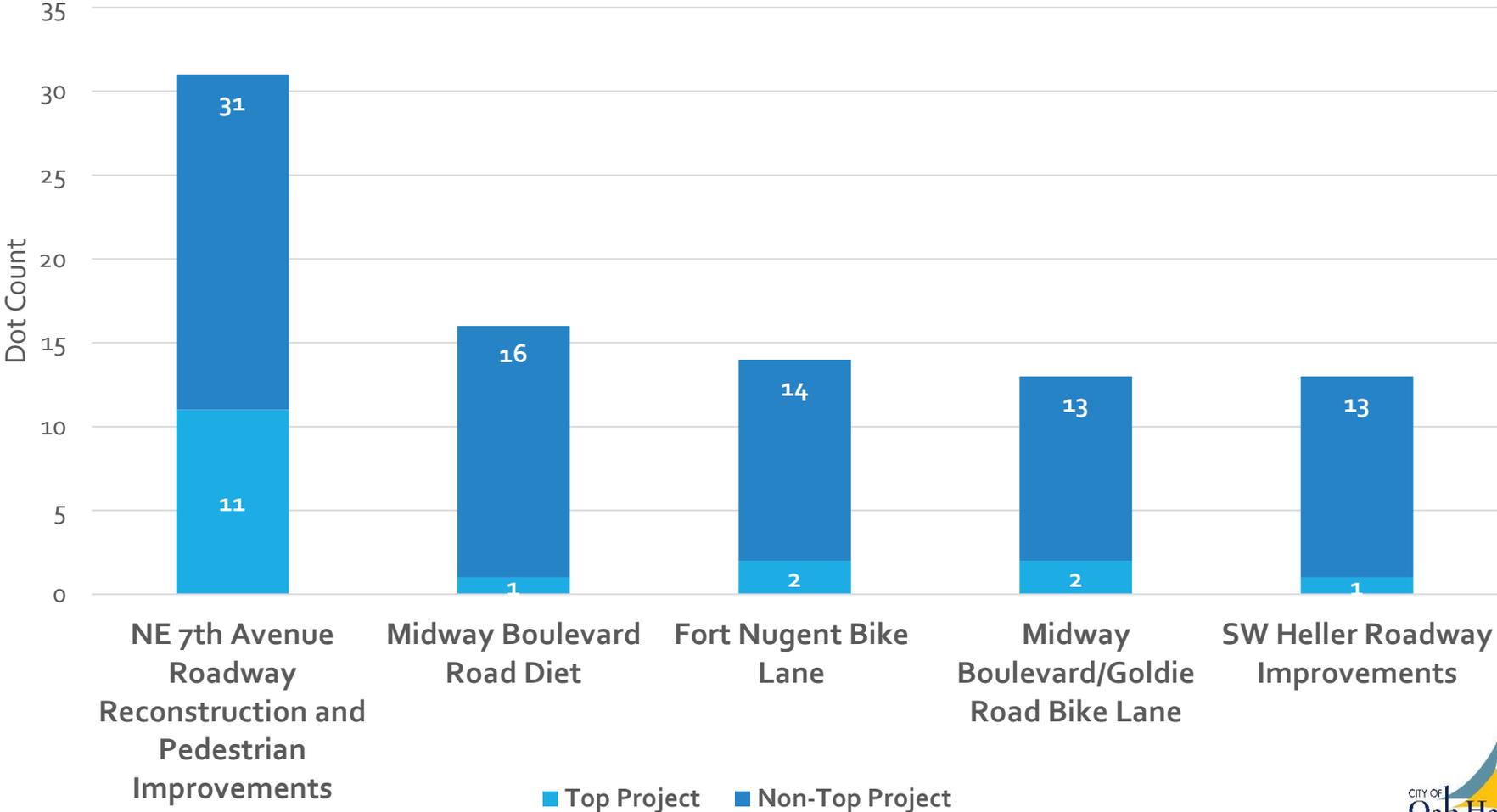
Public Outreach:

- Presented draft project list
- Dot survey
- What have we missed?



Dot Survey Results

Top Ranking Projects

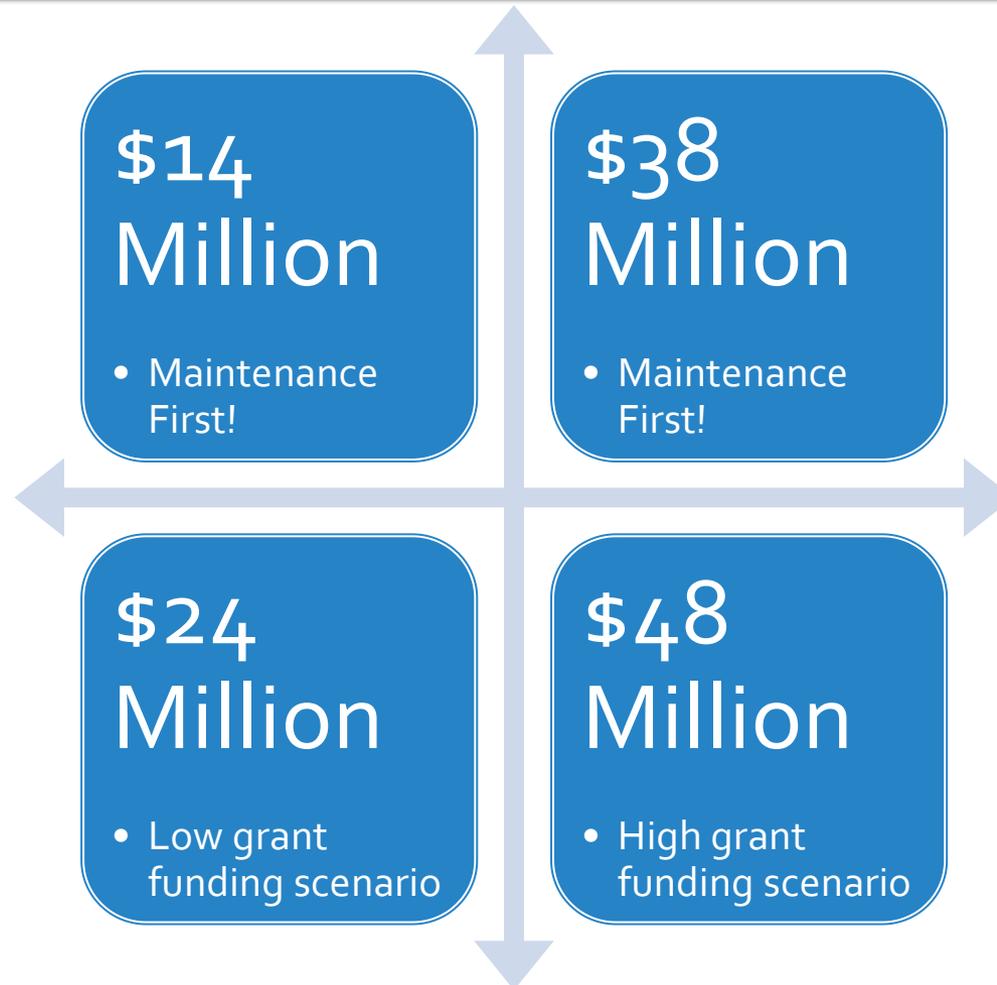


20 Year Financially Constrained Draft Project List

- Includes top three performing projects based on scoring criteria and top four projects from dot survey
- Focus on street projects, which have benefits for all modes
- Potential for additional projects with more funding through grants or other means such as impact fees



Funding the Project List: 4 Scenarios



Ultimately assume \$38 million in funding for 20 year project list

20 Year Financially Constrained Draft Project List

- Draft project list assumes Oak Harbor will have \$38 million in funds over the next 20 years
 - \$24 million (based on historical average)
 - \$14 million (based on the ability to leverage grant funding)
- We assume that maintenance comes first, with \$500 thousand for maintenance annually.

Financially Constrained Draft Project List

Project Name	Total Cost	Goal Met
Pavement Maintenance (Annual Program)	\$10,000,000	4
NE 7th Avenue Roadway Reconstruction and Pedestrian Improvements	\$10,000,000	1, 2, 3, 4, 5, 6
Midway Boulevard Road Diet	\$10,000,000	1, 2, 3, 4, 5, 6
Whidbey Avenue Reconstruction	\$3,600,000	1, 2, 3, 4, 5, 6
Whidbey Road Diet between N Oak Harbor Street and SR 20	\$375,150	1, 2, 3, 4, 5, 6
Heller and Fireside (Signal or Roundabout 628K to 2M)	\$628,000	1, 2, 6
Whidbey Avenue Crossing Improvement	\$200,000	1, 2, 3, 5
SW Fort Nugent Avenue Sidewalks	\$788,000	1, 2, 3, 5
Whidbey Avenue Pedestrian Refuge Islands at Fairhaven Drive and Jib Street	\$140,000	1, 2, 3, 5
SR 20 Sidewalks	\$500,000	1, 2, 3, 5
SW Fort Nugent Avenue Bike Lane	\$154,000	1, 2, 3, 5
Midway Boulevard/Goldie Road Bike Lane	\$316,000	1, 2, 3, 5
Barrington Drive Bike Lane	\$154,000	1, 2, 3, 5
Freund Marsh Trail	\$156,000	1, 2, 3, 5
Citywide Wayfinding Program	\$200,000	1, 2, 3, 5

How can we generate more revenue?

- **Impact Fees**
 - City currently charges
 - \$589/peak hour trip
 - \$907/residential unit developed
- **Transportation Benefit District**
 - Vehicle license fees (\$20 or \$40)
 - Sales tax
- **Other?**



Upcoming Meetings

Topic	Planning Commission	City Council
Goals & Policies	November 2015	January 2016
Level of Service Policy	December 2015	
Project List	February 2016	March 2016
Draft Plan	April 2016	May 2016

Questions?

Kendra Breiland

k.breiland@fehrandpeers.com

Alex Riemondy

a.riemondy@fehrandpeers.com

2016 Update

Comprehensive Plan – Urban Growth Areas



Planning Commission

3/22/2016

Urban Growth Areas Element

- Retaining original intent with minor amendments
 - 20 yr. population and employment
 - Policies for UGA expansion – CWPP
 - Policies for planning in the JPA
 - Minor tweaks regarding annexations and agreements



Planning Commission

3/22/2016

2

Urban Growth Areas Element

- UGA expansion in accordance with CWPP
 - Considered during update cycles
 - Outside of the update cycle
 - 50% increase in pop
 - 50% increase in employment
 - NAS Whidbey increase 50%
 - Large scale development/employer
 - Consider other options first
 - Individual requests
 - Made to County
 - City input through a Type V review process



Urban Growth Areas Element

- Joint Planning Areas (JPA)
 - Original policies remain
 - Added support for directing development to the UGA and discouraging it in the JPA
- Removed action steps that have been completed or have been addressed
- Annexations and Annexation Agreement policies remain the same with minor changes



Urban Growth Areas Element

- Questions? Comments?



Windjammer Park Integration Plan

Planning Commission Briefing – March 22, 2016



Tonight's Agenda

- Basis for concepts
- Draft design concepts
- Next steps

Established Priorities Review

GIVEN ELEMENTS	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	REMOVE
Automobile infrastructure*	Event plaza	Beach access	Baseball fields*	City dock
Canopy	Lagoon (renovate)	Educational elements	Boat launch	Site furnishings - traditional
Existing wetlands	Splash park	Gateway entrance (grand)	Fitness trail/equipment	Wading pools
Kayak campsite	Stage/amphitheater	Landscape and gardens	Gazebo	
Kitchens	Waterfront trail/park trails	Linkage to downtown	Multi-use hard court/basketball court*	
Parking		Multi-purpose lawn		
Restrooms		North park commercial redevelopment		
Site furnishings - contemporary or materials found in Oak Harbor		Playground		
Windmill		RV park*		
		Safe connection bike trail to park		

Items are listed alphabetically, not in order of priority

**Relocate in or out of park*

Adjacency Themes

Element	<i>Auto. Infrastructure</i>	<i>Baseball fields</i>	<i>Beach access</i>	<i>Boat launch</i>	<i>Canopy</i>	<i>Event plaza</i>	<i>Existing wetlands</i>	<i>Gateway entrance</i>
Adjacent Elements	<ul style="list-style-type: none"> • Baseball fields • Boat launch • Event plaza • Gateway entrance • Linkage to downtown • Parking • RV Park 	<ul style="list-style-type: none"> • Restrooms 	<ul style="list-style-type: none"> • Boat launch • Kayak campsite • Trail network 	<ul style="list-style-type: none"> • Parking 	<ul style="list-style-type: none"> • Gazebo • Kitchens • Restrooms 	<ul style="list-style-type: none"> • Landscape and gardens • Multi-purpose lawn • Parking • Restrooms 	<ul style="list-style-type: none"> • Landscape and gardens 	<ul style="list-style-type: none"> • Landscape and gardens • Linkage to downtown • Parking

Element	<i>Gazebo</i>	<i>Kayak campsite</i>	<i>Kitchens</i>	<i>Lagoon</i>	<i>Landscape/gardens</i>	<i>Linkage to downtown</i>	<i>Multi-purpose Lawn</i>	<i>Multi-purpose Hard/basketball court</i>	<i>Playground</i>	<i>Restrooms</i>
Adjacent Elements	<ul style="list-style-type: none"> • Kitchens • Landscape and gardens • Multi-purpose lawn • Restrooms 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Playground • Restrooms • Site furnishings • Stage / amphitheater 	<ul style="list-style-type: none"> • Multi-purpose lawn • Playground • Restrooms 	<ul style="list-style-type: none"> • Trail network 	<ul style="list-style-type: none"> • Parking 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Restrooms • Trail network 	<ul style="list-style-type: none"> • Restrooms • Splash park 	<ul style="list-style-type: none"> • Splash park • Stage / amphitheater

The Basis of the Three Draft Concepts

CONCEPT DEVELOPMENT

ELEMENTS IN ALL CONCEPTS

GIVEN ELEMENTS:

- Windmill
- Site Furnishings
- Restrooms
- Parking
- Kayak Campsite
- Kitchens
- Canopy

HIGH PRIORITY ELEMENTS:

- Lagoon renovation
- Splash park
- Events Plaza
- Stage/Amphitheater
- Waterfront Trails/Park Trails

ELEMENTS WITHIN THE PARK:

- Grand Gateway
- Beach Access
- Playground
- Educational Elements
- Landscape and Gardens
- Wetland
- Multi-purpose Lawn
- Multi-use Hard Court
- Fitness Trail
- Contemporary Site Furnishing
- Material Site Furnishing
- Wind Shelters
- Boat Launch
- Gazebo

ELEMENTS OUTSIDE THE PARK:

- North Park Redevelopment
- Linkage to Downtown
- Safe Connection Bike Trail to Park

CONCEPT #1- With RV Park Without Ballfields

GIVEN ELEMENTS HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
-

CONCEPT #2 - With Ballfields Without RV Park

GIVEN ELEMENTS HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
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CONCEPT #3 - Without Ballfields and RV Park

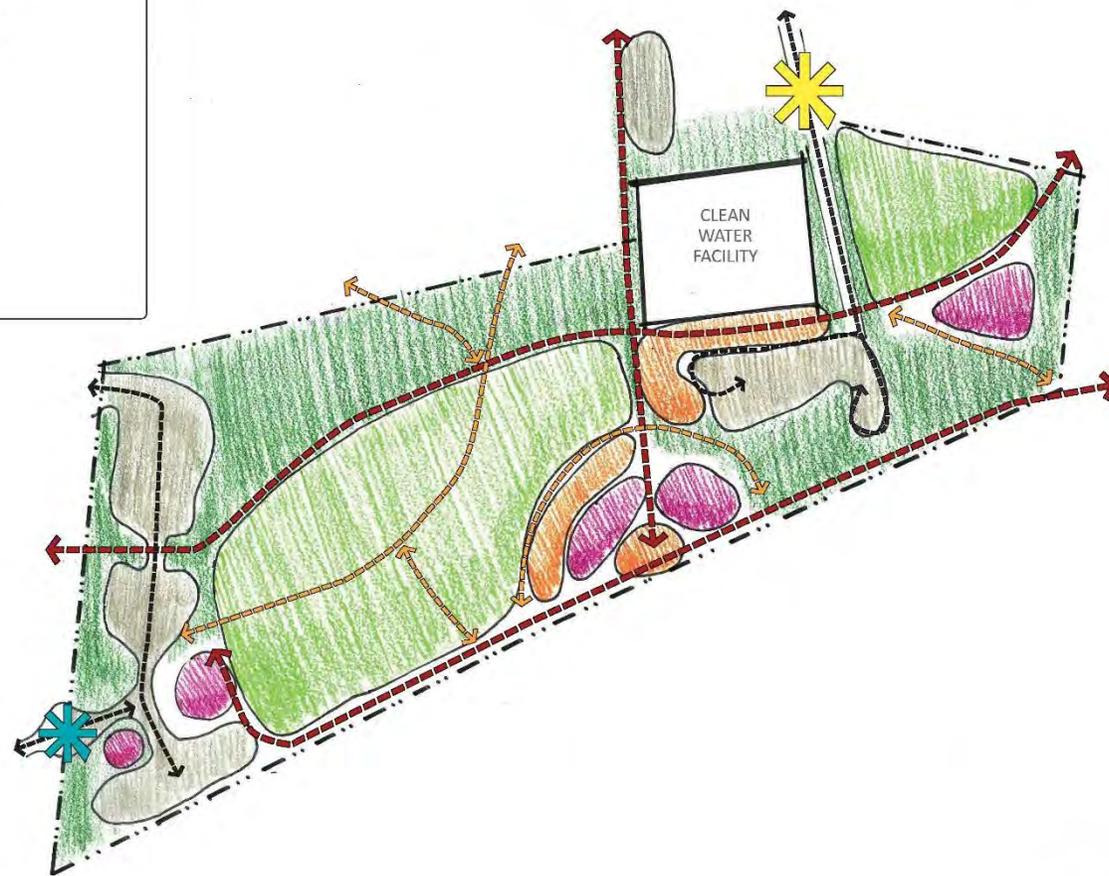
GIVEN ELEMENTS HIGH PRIORITY ELEMENTS

OTHER ELEMENTS

-
-
-
-
-

LEGEND

-  PRIMARY PEDESTRIAN ACCESS
-  SECONDARY PEDESTRIAN ACCESS
-  VEHICLE CIRCULATION
-  GATEWAY ENTRANCE
-  SECONDARY PARK ENTRY
-  GARDENS/LANDSCAPE
-  MULTI-USE LAWN
-  ACTIVE PLAY
-  EVENTS SPACE/STAGE
-  PARKING/RV
-  BUILDING





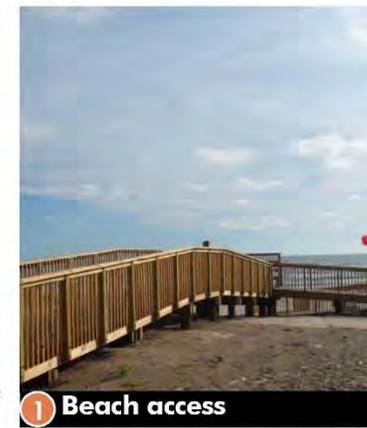
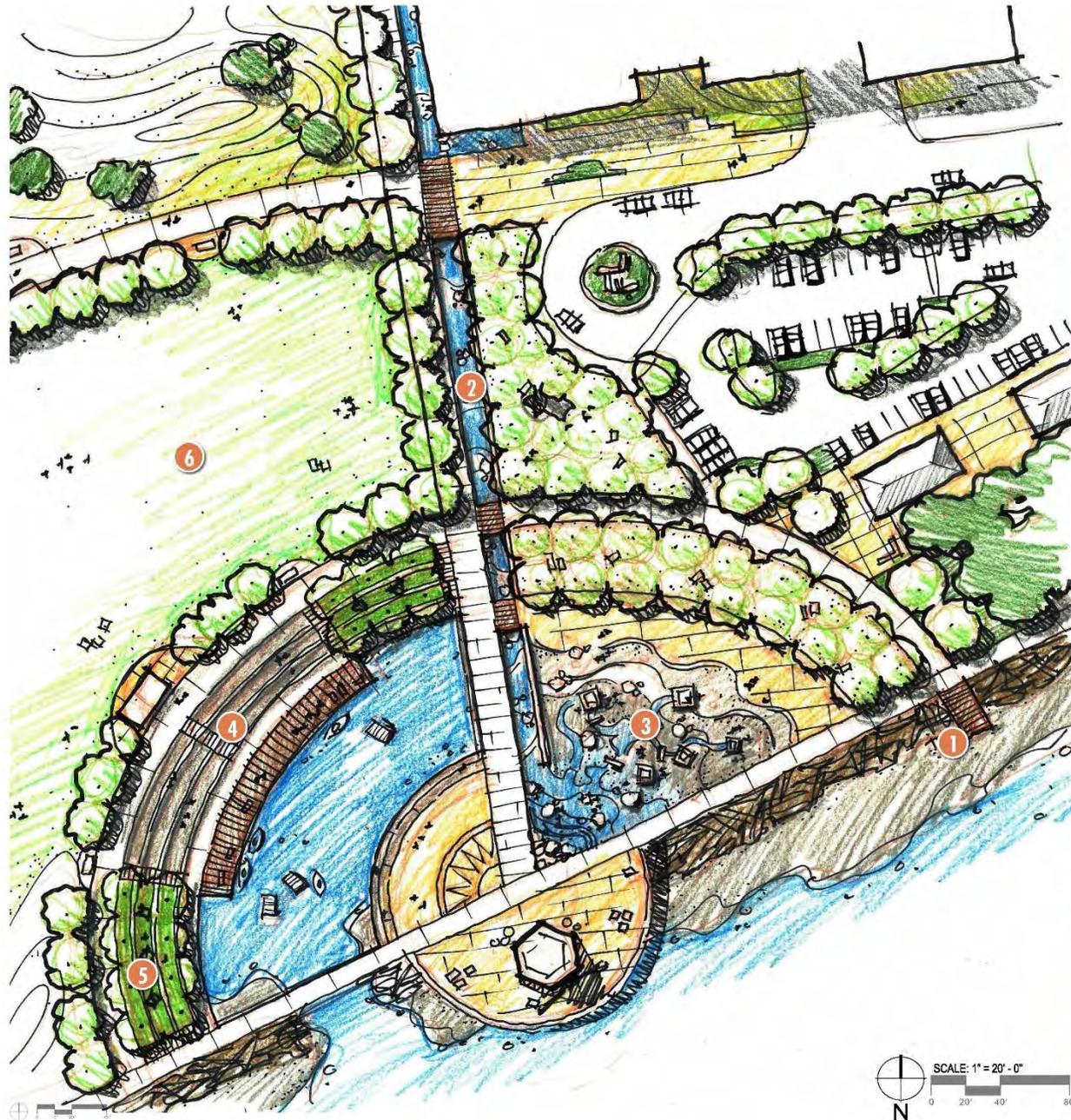
WINDJAMMER PARK

Concept #1 : RECREATION - BIRD'S EYE VIEW



WINDJAMMER PARK

Concept #1 : RECREATION - PLAN OVERVIEW





7 Multi-use lawn



8 Multi-use lawn



9 Playground



10 Hard court



11 RV Park



12 Park and view

LEGEND

-  PRIMARY PEDESTRIAN ACCESS
-  SECONDARY PEDESTRIAN ACCESS
-  VEHICLE CIRCULATION
-  GATEWAY ENTRANCE
-  SECONDARY PARK ENTRY
-  GARDENS/LANDSCAPE
-  MULTI-USE LAWN
-  ACTIVE PLAY
-  EVENTS SPACE/STAGE
-  PARKING/RV
-  BUILDING









1 Pier



2 Garden



3 Events plaza



4 Boardwalk



5 Splash park



6 Lawn and splash park



7 Hard courts



8 Sinuous Trail



9 Playground



10 Activity rooms



11 Restroom



12 Overlook

LEGEND

-  PRIMARY PEDESTRIAN ACCESS
-  SECONDARY PEDESTRIAN ACCESS
-  VEHICLE CIRCULATION
-  GATEWAY ENTRANCE
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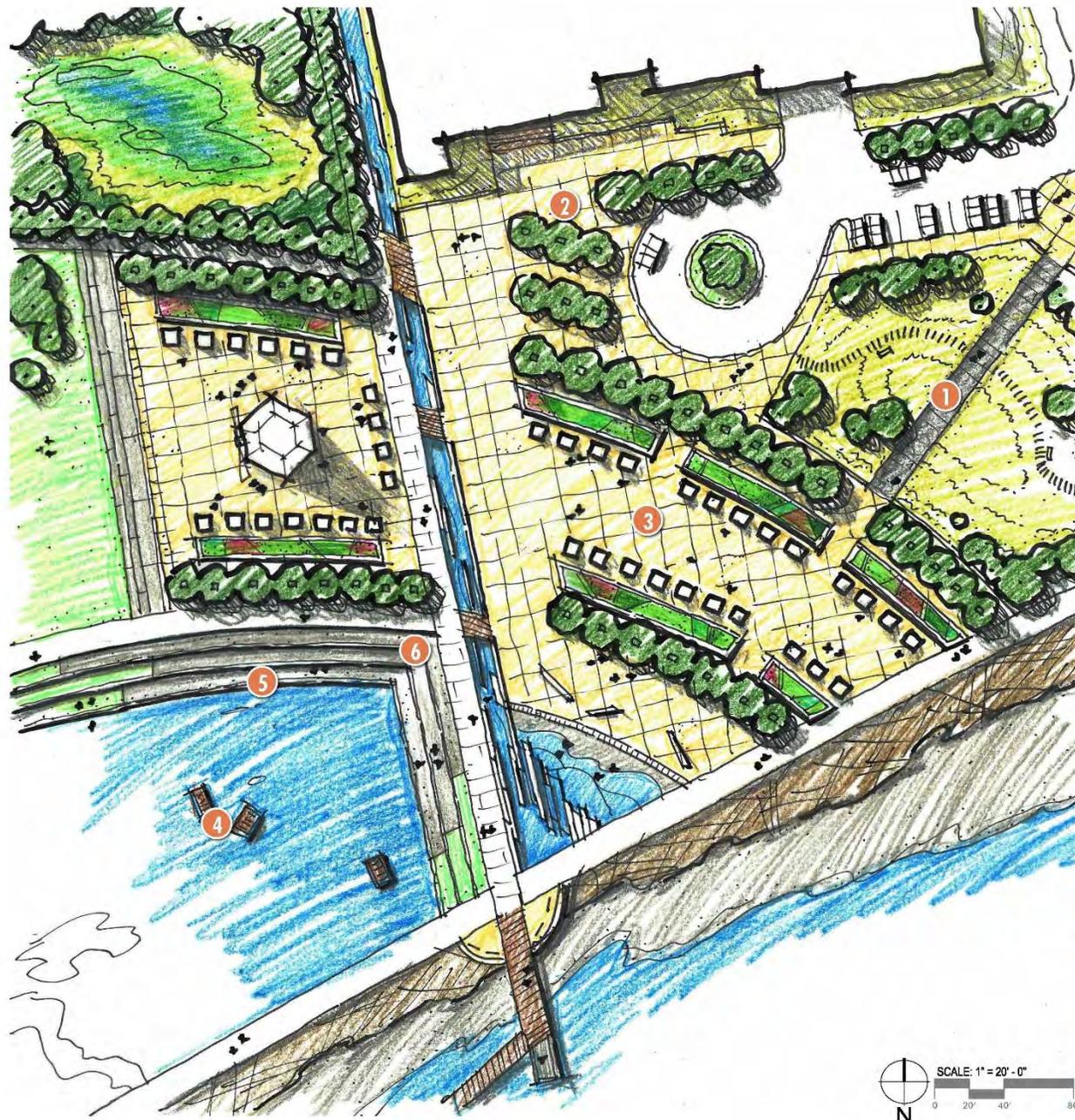




WINDJAMMER PARK

Concept #3 : CIVIC - BIRD'S EYE VIEW





1 Dune Walk



2 Plaza



3 Events plaza



4 Floating dock



5 Concrete steps



6 Concrete steps with stage



7 Overlook with shelter



8 Gardens



9 Playground



10 Restroom



11 Hard courts



12 Mounded landscape

Next Steps

- Tues., March 29, 2016, 5:30 – 7:30 p.m. (CAG Meeting & Open House) **Elks Lodge**
- Wed., April 20, 2016, 5:30 – 7:30 p.m.