PLANNING COMMISSION

AGENDA

July 22, 2014

CITY OF OAK HARBOR
PLANNING COMMISSION
REGULAR MEETING
CITY HALL

AGENDA
July 22, 2014
7:30 P.M.

ROLL CALL: **FAKKEMA**_____ **WASINGER**_____

JENSEN_____ **PETERSON**_____

FREEMAN_____ **SCHLECHT**_____

1. **Approval of Minutes – June 24, 2014**

2. **Public Comment –** Planning Commission will accept public comment for items not otherwise on the agenda for the first 15 minutes of the Planning Commission meeting.

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3. **2014 COMPREHENSIVE PLAN AMENDMENT - LAND USE MAP AMENDMENT – Public Hearing**
The Planning Commission will conduct a public hearing on a proposed land use amendment for 1000 SE City Beach Street. The property is owned by the City and is currently designated as High Density Residential. The proposal is to change the land use designation to Public Facilities. The Planning Commission will hold a hearing and make a recommendation to the City Council. The City Council will consider this amendment along with other 2014 Comprehensive Plan Amendments at the end of this year.

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4. **2014 COMPREHENSIVE PLAN AMENDMENT – AMENDMENT/CORRECTIONS TO THE URBAN GROWTH AREAS (UGA) – Public Meeting**
The Planning Commission will conduct a public meeting and be introduced to the amendments proposed to correct the City's UGA boundaries to reflect the County's decision on the 2005 amendments. This is a correction to the City's Future Land Use Map which will remove areas that were added in 2005. Additions to the UGA are not proposed at this time. The City plans to conduct a formal Public Hearing with the Planning Commission on this amendment in the next two months and make a recommendation to the City Council. The City Council will consider this amendment along with other 2014 Comprehensive Plan Amendments at the end of this year.

MINUTES

June 24, 2014

PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
June 24, 2014

ROLL CALL: **Present:** Keith Fakkema, Bruce Freeman, Sandi Peterson, Greg Wasinger and Ana Schlecht
Absent: Kristi Jensen and David Fikse
Staff Present: Development Services Director, Steve Powers and Senior Planner, Cac Kamak

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

PUBLIC COMMENT:
No comments.

MINUTES: Mr. Fakkema pointed out that the first bullet point under the Ry McDuffy comments on page 8 should be corrected to state, "The applicant prefers that the City own and maintain the pedestrian connection in Tract 999 rather than it being owned and maintained by the HOA as proposed by staff and required by the City's subdivision code".

MS. PETERSON MOVED, MR. WASINGER SECONDED, MOTION CARRIED TO APPROVE THE MAY 27, 2014 MINUTES AS CORRECTED.

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT – Public Meeting
Mr. Kamak provided background information on the Comprehensive Plan Land Use Map amendment proposed for 1000 City Beach Street. The property is owned by the City and is currently designated as High Density Residential. The proposal is to change the land use designation to Public Facilities (PF). Since the City is not in the business of developing high density residential areas the High Density Residential will never be realized while the City owns the property. This item was on the 2013 Comprehensive Plan docket but the City delayed this discussion due to the idea that this property could be the potential site for the cultural resources that was discovered as part of the Pioneer Way project. The settlement agreement with the Tribe is that if the PF land use designation is approved the property will be transferred to the tribe so that the remains from Pioneer Way can be placed at this site. Regardless of this Tribal agreement the PF designation is still appropriate since all City properties are designated PF.

Mr. Fakkema asked for public comments.

Katherine Phillips (1192 Channel Lane) stated that she was the owner of a duplex south of the property being discussed. She commented that the highest and best use of the property if the City sold it was for multifamily residential since that is what surrounds the property. She also expressed concern was the ingress and egress since the current ingress and egress is clustered with parking. She asked if there would be plans to have ingress and egress on the north side of the property.

Planning Commission Discussion
Commissioners asked about the ingress and egress and whether the entire property would be designated PF.

Mr. Kamak indicated that the entire property would be PF and that there is an additional access from 8th Street which is likely and access easement.

Mr. Powers noted that there would be very little access since the Tribe indicated that privacy was important to them.

Mr. Powers also noted that the question is not whether the use for cultural remains is appropriate at that location but is the designation appropriate for City owned property to be designated PF. The issue of the settlement with the Tribe is a separate issue that the Planning Commission won't be involved in.

Mr. Fakkema asked it the designation could be changed again if circumstances changed. Mr. Powers indicated that the designation could be changed. Ms. Peterson asked if there would be a fee to change the land use or would it just be the stroke of a pen. Mr. Powers indicated that it would depend on the circumstances.

Linda Earnhart stated that she owned the 4-plex next to the property and asked if it would be possible to change the access from City Beach Street to the north side.

Mr. Power indicated it would be possible but there would be expense to somebody to acquire the rights-of-way and to construct the street.

There was further discussion about the history of the right-of-way and the current state of the property.

2014 COMPREHENSIVE PLAN AMENDMENT – SCENIC VIEWS – Public meeting

Mr. Kamak displayed a PowerPoint slides (PC Attachment 1) covering the history of this project, the criteria and rating of the 9 scenic views selected for further review and Comprehensive Plan goals relating to preserving view corridors.

There was discussion about the conflict between some of the regulations such as tree preservation, landscaping requirements and setback requirements that can be counterproductive to protecting views.

There was also discussion about the complexity of drafting regulations which would entail deciding which properties are affected and writing specific or general zoning standards and design regulations for those properties. Coordination with property owners would also be necessary. There was some concern over infringing on private property rights. The issue of undergrounding utilities was also raised.

Mr. Kamak asked the Planning Commission to consider whether all 9 views are still important or if they should be reduced further. He also asked them to consider whether they are comfortable with the current regulations for view preservation.

Mr. Freeman indicated that he was comfortable with the current regulations for view preservation.

Planning Commissioners reviewed the 9 views and decided to keep:
1. Northbound SR 20 – Scenic Heights to Erie
2. Windjammer Park – Waterfront Trail
3. Flintstone Park – Waterfront Trail

4, Bayshore Drive – Dock St to Midway Blvd
5. Pioneer Way – Midway Blvd to Regatta Drive
6. Regatta Drive– SE 8th to Pioneer Way
7. Southbound SR 20 and NE 16th Ave

Planning Commissioners decided to dispense with the following due to concerns about infringing on property rights:
8. Pioneer Way – Ireland to Midway Blvd
9. Dock Street – Barrington Dr to Bayshore Dr

Planning Commissioners also decided to combine views No. 2, 3, 4, and 5 and refer to them as the Waterfront Trail.

ADJOURN: 8:45 p.m.

Minutes submitted by: Katherine Gifford

DRAFT

STUDY ON SCENIC VIEWS

2014 Comprehensive Plan Docket item

Scenic Views - Background

- 2012 Comprehensive Plan Docket – by Planning Commission
- Categorized as "Discretionary" (OHMC 18.50.050)
- Public outreach
- Evaluation criteria
- Evaluated 27 views
- Selected 9 for further review

Criteria for consideration

- View from public property
- View from a busy street
- View from pedestrian or bike routes
- View of a specific landmark
  - Strong City identity – Windmill, Oak Harbor Bay
  - Regional landmarks – Mt. Baker, Mt. Rainier,
- View across private property
  - Need to buy to protect view
  - Need to impose special zoning regulations

Criteria

Proposed Criteria	Rating Score H = High M = Medium L = Low D = Deduct	Score
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
Additional Criteria		
Entryway views	H	100
Waterfront connectivity	H	100
		Max - 550

1. Northbound SR 20 – Scenic Heights to Erie

1. Northbound SR 20 – Scenic Heights to Erie

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	50
Arterial	M	
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	100
Waterfront connectivity	H	
Total		350

2. Windjammer Park – Waterfront Trail

2. Windjammer Park – Waterfront Trail

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	
Waterfront connectivity	H	100
Total		400

3. Flintstone Park – Waterfront Trail

3. Flintstone Park – Waterfront Trail

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	
Waterfront connectivity	H	100
Total		400

4. Bayshore Drive – Dock St to Midway Blvd

4. Bayshore Drive – Dock St to Midway Blvd

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	50
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	
Waterfront connectivity	H	100
Total		450

5. Pioneer Way – Midway Blvd to Regatta Drive

5. Pioneer Way – Midway Blvd to Regatta Drive

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	50
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	
Waterfront connectivity	H	100
Total		450

6. Regatta Drive– SE 8th to Pioneer Way

6. Regatta Drive– SE 8th to Pioneer Way

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	50
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	
Waterfront connectivity	H	100
Total		450

7. Southbound SR 20 and NE 16th Ave

7. Southbound SR 20 and NE 16th Ave

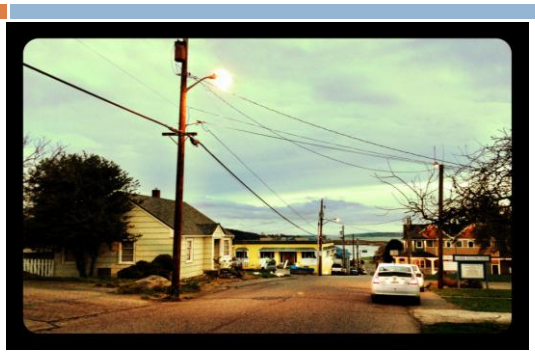
Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	50
Arterial	M	
Collector	L	
Local	L	
View from a pedestrian/bicycle trail	H	
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	
Entry way views	H	100
Waterfront connectivity	H	
Total		350

8. Pioneer Way – Ireland to Midway Blvd

8. Pioneer Way – Ireland to Midway Blvd

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	50
Collector	L	
Local	L	
View from a pedestrian/bicycle 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
Entry way views	H	
Waterfront connectivity	H	100
Total		300

9. Dock Street – Barrington Dr to Bayshore Dr



9. Dock Street – Barrington Dr to Bayshore Dr

9. Dock Street – Barrington Dr to Bayshore Dr

Proposed Criteria	Rating Scale*	Score
View from public property	H	100
View from streets		
SR 20	M	
Arterial	M	
Collector	L	
Local	L	25
View from a pedestrian/bicycle trail	H	100
View of a specific landmark	H	100
The need to buy property	D1	
The need for special zoning regulations	D	-50
Entry way views	H	
Waterfront connectivity	H	100
Total		375

Option on protection measures

- Perimeter landscaping
- Increased setbacks
- Staggered building heights
- Limiting sign heights
- Limiting vegetation
- Limiting structures
- Removing structures
- Requiring public easements
- Purchasing property

Comprehensive Plan Goals

- Land Use Element
  - Goal 2 - To retain the character and visual identity of the Oak Harbor area.
    - 2.a Encourage planned residential development (PRDs) with performance based standards.
    - 2.b Consider view corridors when planning for development.
    - 2.c Draft and implement a landscape ordinance for inclusion with development regulations.

Comprehensive Plan Goals

- Land Use Element
  - Goal 4 - To preserve community character through quality design.
    - 4.a Encourage city beautification through design and quality standards for landscaping of both public facilities and private development.
    - 4.c Require all public facilities constructed by public agencies to be appropriately landscaped and designed.
    - 4.d Identify, preserve and enhance desired views of water, mountains or other unique landmarks or landscape features. Such views should be regarded as important and valuable civic assets.

Comprehensive Plan Goals

- Urban Design Element
  - Goal 5 - Protect viewsheds and view corridors.
    - 5.a Consideration of building impacts on viewsheds and view corridors shall be exercised in all developments, and mitigation measures shall be applied to protect existing views.
    - 5.b Landscape buffers shall be required along major arterials, retaining existing vegetation where possible.
    - 5.c Free standing business signs should be consistent with the speed limit of roadways, and the character of land use districts.
    - 5.d Developments along Oak Harbor's waterfront should enhance the area's natural and physical aesthetics.
    - 5.e Scenic transportation routes should be identified. Adjacent properties owners will be encouraged to protect scenic values.
    - 5.f The City and the Navy should cooperate on the protection of viewsheds and view corridors.

Challenges

- Transitory Nature of Views – Experiencing views while travelling through a community can be intermittent. Views can be broken up by structures, vegetation, signs etc. Should it be the community's goal to provide a non interrupted view of the landmarks surrounding the community? Should regulations unique to specific properties be considered to obtain uninterrupted views? (Regatta Drive view, Southbound SR 20 view, Pioneer Way view) Or, is it acceptable to have varying degrees of views available?

2014 Comprehensive Plan Amendment

Land Use Map

Public Hearing

CITY OF OAK HARBOR PLANNING COMMISSION

TO: PLANNING COMMISSION
FROM: CAC KAMAK, SENIOR PLANNER
SUBJECT: COMPREHENSIVE PLAN AMENDMENT - LAND USE CHANGE – 1000 SE CITY BEACH STREET
DATE: JUNE 24, 2014
CC: STEVE POWERS, DEVELOPMENT SERVICES DIRECTOR

PURPOSE:

The purpose of this memo to introduce a Comprehensive Plan Amendment to change the land use designation for 1000 SE City Beach Street from High Density Residential to Public Facilities. This item was placed on the Comprehensive Plan Docket in 2013.

PROCESS:

The process to amend the Comprehensive Plan is regulated by OHMC 18.15. This land use amendment was placed on the preliminary docket in 2013 by the Development Services Director in accordance with OHMC 18.15.030(1)(d) and approved by the City Council on March 5, 2013. Public notification on the project will be in accordance to the requirements set forth in OHMC 18.20.380(5). The land use change along with the other comprehensive plan amendments will be reviewed by the applicable criteria established under OHMC 18.15.080.

BACKGROUND

The property at 1000 SE City Beach Street is owned by the City and designated as High Density Residential. The property was placed on the 2013 docket for a land use change since the City determined that the current High Density Residential land use designation is not likely to be realized under City ownership. A more appropriate designation would be Public Facilities since most land owned by the City is designated as Public Facilities and used as such.

At the time this property was placed on the Comprehensive Plan Amendment Docket, the property was under consideration to be used as a private burial ground/cemetery to accommodate the cultural resources that were uncovered with the construction of Pioneer Way. Work on recovering the cultural resources was still in progress at that time and no firm decision was made on whether this land may be needed for that purpose. Since a Memorandum of Settlement has now been reached between the City and the Swinomish Indian Tribal Community, this property is proposed to accommodate the archaeological and cultural resources uncovered during the Pioneer Way project.

DISCUSSION

Site Characteristics

Whether the property is used for a private burial ground or city facilities, it is important to determine if the proposed Public Facilities designation is an appropriate fit for this property and surrounding area. This 1.9 acre property is surrounded by a mix of land uses ranging from High Density Residential to Community Commercial and Residential Office (see attached map). The property takes its access off of SE City Beach Street which dead ends at the property approximately 200 feet north from Barrington Drive. Currently the property is vacant and is fenced off.

Review Criteria

OHMC 18.15.080 establishes the criteria to review annual amendments to the Comprehensive Plan were the criteria are applicable. The criteria and their review are provided below.

(1) The amendment will not adversely affect the public health, safety and welfare in any significant way.

The property is currently vacant and is designated as High Density Residential on the City's Future Land Use Map. High Density Residential designation is intended to accommodate a minimum of 12 dwelling units up to a maximum density of 22 units. The implementing zoning district for High Density Residential is R4, Multifamily District. The R4 zoning district permits conditional uses such as churches, hospitals, group homes, schools, parks etc. The proposed change to Public Facilities designation will accommodate a slightly different set of uses, but as stated in the purpose statement[1], is intended to accommodate parks, schools, churches, government offices, utility structures, public and quasi-public uses. The implementing zoning district for Public Facilities permits these uses outright. Therefore, although the High Density District conditions most of the uses and the Public Facilities District permits them outright, both zoning districts accommodate similar uses. Therefore, the change in designation is unlikely to create impacts that will adversely affect the public health, safety and welfare in a significant way than what would be permitted without the change.

(2) The proposed amendment is consistent with the overall goals and intent of the comprehensive plan.

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[1] ***Public Facilities.*** The Public Facilities district accommodates public facilities and institutional land uses such as public parks, schools, churches, governmental offices, public works yards, utility structures, hospitals, and other similar public and quasi-public uses. This designation aids the City and the public in planning and budgeting for public facilities, while minimizing potential conflicts between incompatible land uses.

As mentioned above, the existing designation and the proposed designation accommodate similar public uses. Under City ownership, the property will likely not be used for residential purposes and therefore residential capacity in this property will likely not be included as capacity available for residential growth. Therefore, the property would have been likely used for purposes other than housing regardless of the designation. The change to Public Facilities will allow uses outright as opposed to a conditional use process. Public Facilities designations are currently dispersed throughout the community and are immediately adjacent to many different designations ranging from low density residential to commercial and industrial. Changing the land use designation on this property to Public Facilities will not likely create adverse impacts and is not inconsistent with established goals and policies within the Comprehensive Plan.

(3) The amendment is in compliance with the Growth Management Act and the countywide planning policies.
The proposed change to the land use designation does not create any inconsistencies with the Growth Management Act or the County Wide Policies.

(4) The amendment addresses the needs or changing circumstances of the community as a whole or resolves inconsistencies in the city's comprehensive plan.
This proposed land use change is not intended to resolve inconsistencies. However, this change can be viewed as an amendment that addresses changing circumstances. Changing this property land use designation from High Density Residential to Public Facilities provides the City a chance to address the needs and impacts that resulted from the Pioneer Street reconstruction property which can be considered as a changing circumstance of the community. If the subject property is not used for this purpose it could then be used for another public purpose.

(5) Environmental impacts from the amendments have been addressed through SEPA review and/or measures have been included that reduce possible impacts.
There are no immediate environmental impacts from the land use change. However, development of the property will need to meet the requirements of Oak Harbor's Municipal Code and may require a SEPA review. Any impacts can be addressed at the time of development. As mentioned earlier, since similar uses are accommodated in both designations, environmental impacts will not be significantly different due to the change.

(6) The amendment is consistent with the land uses and growth projections which were the basis of the comprehensive plan or to subsequent updates to growth allocations.
Although the current designation for the property is High Density Residential, the property will not likely be developed for residential uses under the City's ownership. Therefore, residential capacity of this property would have not been

included into the growth projection needs of the City. Therefore, the change in land use to Public Facilities will not impact land capacity and growth projections.

(7) The amendment is generally compatible with neighboring land uses and surrounding neighborhoods.
As stated earlier, the current High Density Residential land use designation and the proposed Public Facilities land use designation accommodate similar uses. Therefore land uses on this property with the change will be generally compatible with surrounding land uses. A proposed use for this property as per the settlement agreement with the Swinomish Indian Tribal Community is to use it for a burial ground/cemetery and or a memorial which is a passive use and will be compatible with the adjacent uses.

(8) The proposed amendment accommodates new policy direction from the city council.
This is not applicable for this change since it does not address a new policy direction.

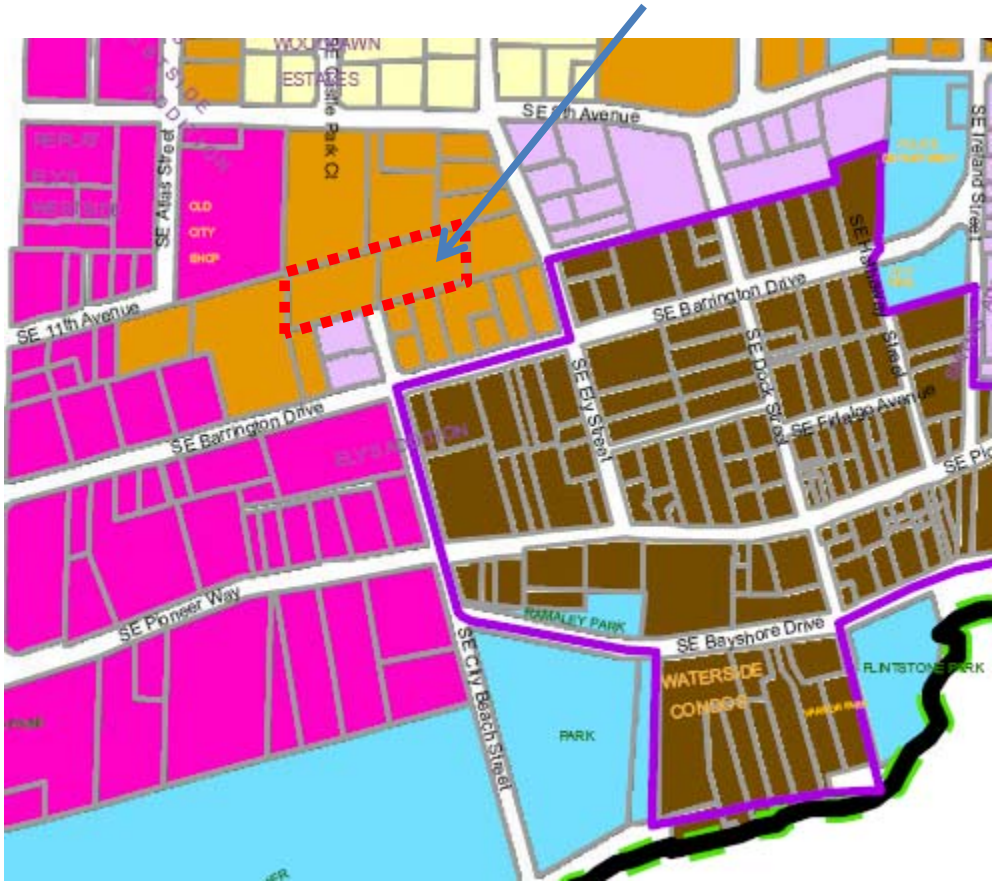
(9) Other specific criteria that may have been identified at the beginning of the process.
Not applicable.

From the above review, it can be determined that there will not likely be adverse impacts from changing the land use designations for the property from High Density Residential to Public Facilities since both designations support similar uses.

RECOMMENDATION

- Conduct Public Hearing
- Recommend amending the Future Land Use Map designation for 1000 SE City Beach Street from High Density Residential to Public Facilities.

1000 City Beach Street – Land Use Designation



FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Office
- Neighborhood Commercial
- Central Business District
- Community Commercial
- Auto/Industrial Commercial
- Highway Corridor Commercial
- Planned Industrial Park
- Planned Business Park
- Industrial
- Public Facilities
- Maritime
- Residential Estate
- Special Planning Area
- Open Space
- Outside UGA
- Overlay Incentives

SE 8th Ave
SE 8th Ave
SE 8th Ave
SE 8th Ave
SE 8th Ave
SE Ely St
SE Barrington
SE Barrington Dr
SE Barrington Dr
SE Barrington Dr
SE City Beach St
SE Ely St
SE City Beach

2014 Comprehensive Plan Amendment

Correction to Urban Growth Area (UGA)

Public Meeting

CITY OF OAK HARBOR PLANNING COMMISSION

TO: PLANNING COMMISSION
FROM: CAC KAMAK, SENIOR PLANNER
SUBJECT: COMPREHENSIVE PLAN AMENDMENT – URBAN GROWTH AREA AMENDMENT/CORRECTION
DATE: JULY 22, 2014
CC: STEVE POWERS, DEVELOPMENT SERVICES DIRECTOR

PURPOSE:

The purpose of this memo is to introduce the Comprehensive Plan Amendment to correct the Urban Growth Area (UGA) boundaries to reflect the County's decision regarding the 2005 UGA expansion. The correction involves removing areas from the City's Future Land Use map that was originally adopted in 2005. Undertaking this correction and amending the Future Land Use map will allow the City to set a clean slate for discussions regarding the 2016 update to the Comprehensive Plan and the next twenty year population projection.

PROCESS:

The process to amend the Comprehensive Plan is regulated by OHMC 18.15. This Future Land Use Map amendment was placed on the preliminary docket this year to correct the map so that it is not confusing when discussion of the next 20 year population projection occurs for the County. Public notification on the project will be in accordance to the requirements set forth in OHMC 18.20.380(5). The land use change along with the other comprehensive plan amendments will be reviewed by the applicable criteria established under OHMC 18.15.080.

BACKGROUND

The City adopted a Future Land Use Map in 2005 with amendments to its UGA boundaries based on a population projection and land capacity analysis. At that time, efforts to determine population projections and land capacity where done by the local jurisdiction and then forwarded to the County for action. Therefore, the City adopted areas for expansion, denoted by green dotted lines in the attached map (Exhibit A). The City then forwarded the amendments to the County for final approval. However, the County did not agree on all the proposed amendments and the issue was debated for several years. Eventually the County approved a UGA expansion that included only the area on the northeast corner of Goldie Road and Ault Field Road. The City appealed the decision; however the Growth Management Board and the Courts upheld the County's decision.

DISCUSSION

The City is therefore utilizing the 2014 Comprehensive Plan Amendment's annual review process to change the UGA boundaries and reflect the County's decision. Since the Future Land Use Map is part of the City's Comprehensive Plan, the process established in OHMC 18.15 must be followed to amend it and reflect the correction.

Correcting the Future Land Use map in 2014 will provide a clean slate to discuss the 2016 amendments and the next 20 year population projection that is required as part of the major update. Therefore the areas that are hatched on Exhibit B are recommended for removal from the City's UGA. There are no additional areas proposed to be added at this time.

Property owners of the areas that are to be removed have been notified of this amendment by mail. Citizens that participated in the 2005 UGA amendment have also been notified of this correction. Staff has received a few phone calls from property owners to clarify the amendment and those owners have not raised any specific concerns regarding the correction.

The City and the County are approaching population projections and UGA amendments slightly differently this time. The County and Municipalities have worked collaboratively in updating the 20 year projection for the 2016 Comprehensive Plan update. The City and the County are also working jointly on the Buildable Lands Analysis for the entire County. This collaborative work will help the City and the County to jointly determine if the UGA boundaries need to be amended with the 2016 update.

ACTION

No action is required on this item at this time. This agenda item was advertised as a public meeting so that it can be introduced to the Planning Commission and the public. As mentioned earlier, interested citizens and property owners have been notified of this meeting and the amendment. The Planning Commission is encouraged to take public comments on this item. A more formal public hearing for this item will be scheduled for the August Planning Commission meeting.

City of Oak Harbor
Future Land Use Map Designation Map
Adopted December 2012

PC EXHIBIT A

- City Boundary
- Urban Growth Boundary* (City of Oak Harbor Adopted)
- Urban Growth Boundary* (Island County Adopted)
- Central Business District
- Enterprise Area
- NAS Noise Subdistricts
- Federal

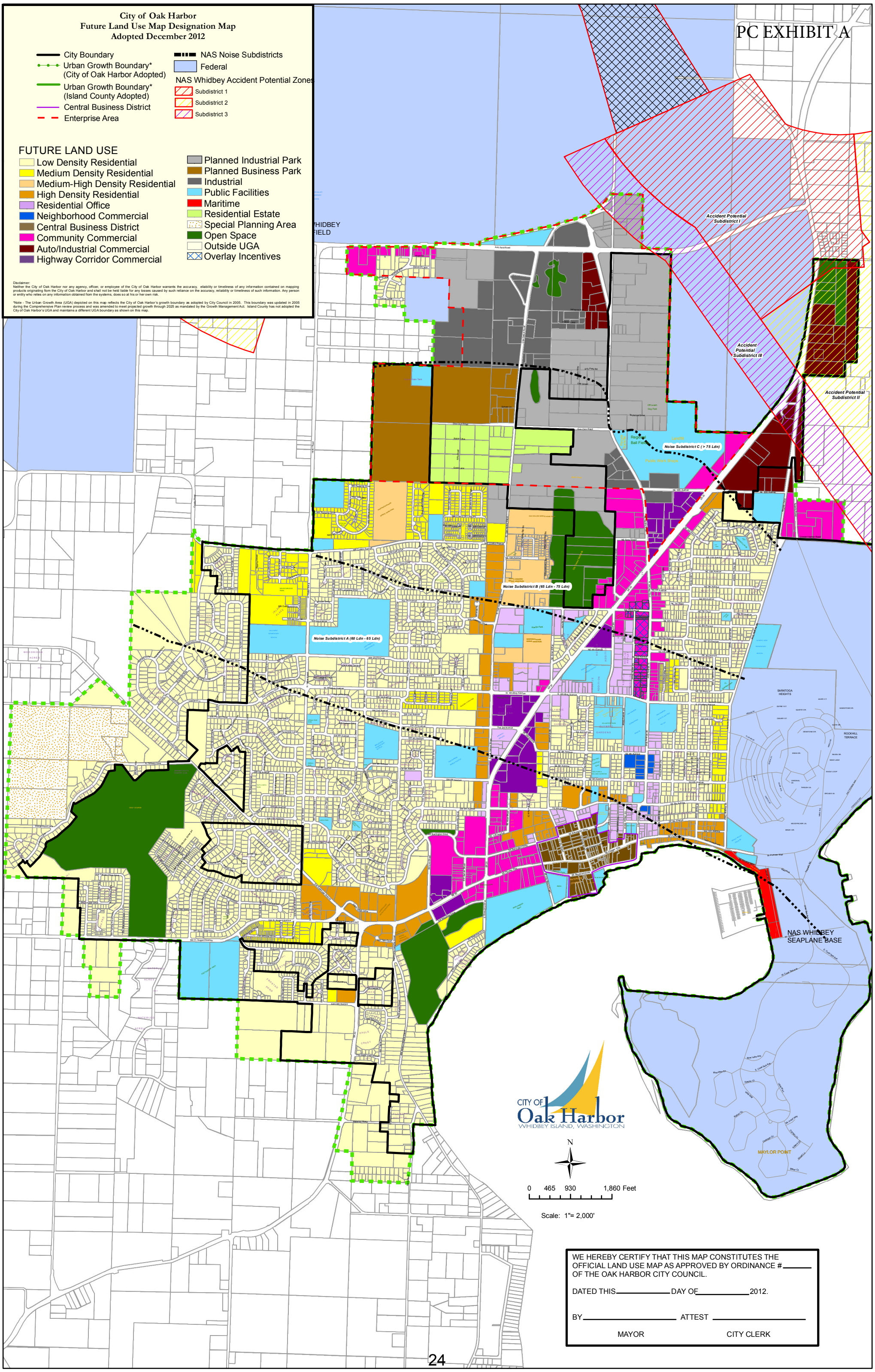
NAS Whidbey Accident Potential Zones
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3

FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Office
- Neighborhood Commercial
- Central Business District
- Community Commercial
- Auto/Industrial Commercial
- Highway Corridor Commercial
- Planned Industrial Park
- Planned Business Park
- Industrial
- Public Facilities
- Maritime
- Residential Estate
- Special Planning Area
- Open Space
- Outside UGA
- Overlay Incentives

Disclaimer:
Neither the City of Oak Harbor nor any agency, officer, or employee of the City of Oak Harbor warrants the accuracy, eliability or timeliness of any information contained on mapping products originating fiom 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 fiom the systems, does so at his or her own risk.

*Note - The Urban Growth Area (UGA) depicted on this map reflects the City of Oak Harbor's growth boundary as adopted by City Council in 2005. This boundary was updated in 2005 during the Comprehensive Plan review process and was amended to meet projected growth through 2025 as mandated by the Growth Management Act. Island County has not adopted the City of Oak Harbor's UGA and maintains a different UGA boundary as shown on this map.



WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES THE OFFICIAL LAND USE MAP AS APPROVED BY ORDINANCE #_____ OF THE OAK HARBOR CITY COUNCIL.

DATED THIS_____DAY OF_____2012.

BY_____ ATTEST _____

MAYOR CITY CLERK

PC EXHIBIT B

County Approved UGA Expansion

AULT FIELD RD.
HELLER RD.
GUN CLUB RD.
CROSBY RD.
NW CROSBY AVE.
NW HELLER ST.
N. OAK HARBOR ST.
NE GOLDIE ST.
NE 16TH AVE.
STATE ROUTE 20
CRESCENT HARBOR
NE 7TH AVE.
NE MIDWAY BLVD.
NE REGATTA DR.
TORPEDO DR.
SWANTOWN RD.
SW LOERLAND DR.
W. WHIDBEY AVE.
E. WHIDBEY AVE.
SW HELLER ST.
SW SWANTOWN AVE.
SW 6TH AVE.
SE MIDWAY BLVD.
SE 8TH AVE.
SE BARRINGTON DR.
SW BARRINGTON DR.
E. PIONEER WAY
SE BAYSHORE DR.
SW FORT NUGENT AVE.
SW ROSARIO PL.
SW SCENIC HEIGHTS ST.
BOON RD.
W. WATERLOO RD.

A
B
C
D

AREAS (A,B,C, & D) TO BE REMOVED FROM THIS CITY'S UGA

N
W
E
S

0 1000 2000 3000
SCALE IN FEET

Legend

- Navy Land
- City Limits
- UGA-City Adopted

CITY OF Oak Harbor
WHIDBEY ISLAND, WASHINGTON

Urban Growth Area Amendment / Corrections