

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
October 27, 2015**

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

Absent: Ana Schlecht

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

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

MINUTES: Ms. Walker-Wyse pointed out a correction to the Planning Commission discussion section of the Maritime Zoning Ordinance agenda item. The word “wouldn’t” in the second sentence should be “would”.

MRS. PETERSON MOVED, MRS. WALKER-WYSE SECONDED, MOTION CARRIED TO APPROVE THE SEPTEMBER 22, 2015 MINUTES AS CORRECTED.

PUBLIC COMMENT

Hal Hovey asked if the Windjammer Park Lower Bayshore Master Plan would be under the purview of the Planning Commission and when would be updates be presented. Mr. Powers indicated that the Council will be briefed tomorrow at their workshop. The project is just getting started and is being referred to as the Windjammer Park Integration Plan and will look at how we integrate the Clean Water Facility into the park. The Planning Commission will be involved as well as the Park Board and a citizen’s advisory group will be formed. Initial public meetings should kick off after the first of the year.

2015 COMPREHENSIVE PLAN AMENDMENT:

- **2016 – 2021 CAPITAL IMPROVEMENT PLAN - Public Hearing**
- **2015 COMPREHENSIVE PLAN AMENDMENTS: RECOMMENDATION TO CITY COUNCIL**

Mr. Kamak displayed a PowerPoint presentation (Attachment 1) and reviewed the Comprehensive Plan amendment process. Mr. Kamak reminded the Planning Commission that they held their public hearing and made a recommendation on land use changes for three properties on SW 3rd Street at the July 28th meeting. Tonight the Planning Commission will hold their public meeting on the Capital Improvement Plan (CIP). Mr. Kamak explained that only the tables for the various project funds over the next six years have changed and no policy changes have been made. Mr. Kamak concluded by asking the Commission to forward a recommendation to the City Council on the adoption of the 2015 Comprehensive Plan Amendments that include updates to the Capital Improvements Plan (CIP) and amends the Future Land Use Map to designate three properties on SW 3rd Avenue from Low Density Residential to Medium Density Residential.

Planning Commission Discussion

Planning Commissioners had questions about how projects are added to the CIP and how the Planning Commission can get more information about the projects. There were also questions

about the CIP and the relationship between the Transportation Improvement Program (TIP) and the CIP. Mr. Powers responded to the questions.

The public hearing was opened at 7:52 p.m.

Hal Hovey commented on Table 2.3 Streets and the cost of the Bayshore Drive extension. He also commented that NE 7th Avenue is not on the list well as other street projects that he felt were needed rather putting our transportation budget into a single road that nobody has asked for (Bayshore Drive extension). Mr. Hovey also noted that the link for viewing the entire CIP was missing from the staff report.

Mr. Wasinger asked Mr. Powers to address the public comment.

Planning Commission also asked if the Transportation Plan update would address some of the street improvements that Mr. Hovey mentioned. Mr. Powers indicated the firm of Fehr and Peers are analyzing our transportation infrastructure and would be providing an update to the Planning Commission in November.

The public hearing concluded.

ACTION: MRS. PETERSON MOVED, MR. PIERCE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE CAPITAL IMPROVEMENT PLAN AS PRESENTED.

ACTION: MR. FREEMAN MOVED, MR PIERCE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE ADOPTION OF THE 2015 COMPREHENSIVE PLAN AMENDMENTS THAT INCLUDE UPDATES TO THE CAPITAL IMPROVEMENTS PLAN (CIP) AND AMENDS THE FUTURE LAND USE MAP TO DESIGNATE THREE PROPERTIES ON SW 3RD AVENUE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

2016 COMPREHENSIVE PLAN UPDATE – Public Meeting

Mr. Kamak displayed a PowerPoint presentation (Attachment 2) which gave the Planning Commission a brief history of how comprehensive planning has evolved, how Oak Harbor's Comprehensive Plan has developed and been implemented. Mr. Kamak explained that the 2016 Update will attempt to provide structure and will continue to be revised and evolve over time

ADJOURN: 8:28 p.m.

Minutes submitted by: Katherine Gifford

2015 COMPREHENSIVE PLAN AMENDMENTS

LAND USE CHANGE ON SW 3RD STREET – THREE
PROPERTIES - LOW DENSITY RESIDENTIAL TO
MEDIUM DENSITY RESIDENTIAL
AND
CAPITAL IMPROVEMENTS PLAN 2016-2021



Planning Commission
Public Hearing

7/28/2015

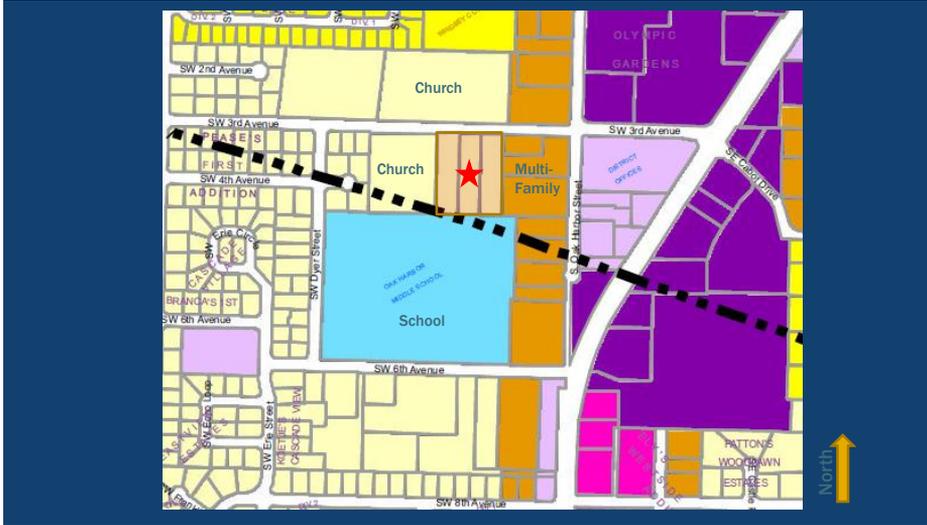


LOCATION MAP





LOCATION MAP



- Planning Commission held a public hearing and considered the land use change request on July 27, 2015
- Recommended to the City Council for approval



COMPREHENSIVE
PLAN
AMENDMENTS

Planning
Commission



CAPITAL IMPROVEMENTS PLAN

- Growth Management Act requires:
 - Comprehensive Plan
 - Capital Facilities Element
- Specific requirements found in RCW 36.70A.070(3):
 - Identify projects needed
 - When they are required
 - How they will be funded



CAPITAL IMPROVEMENTS PLAN

- This draft:
 - Updates projects
 - Updates revenues and expenditures
 - Schedules based on available resources
 - Balancing ending balances
 - Part of annual amendment process even though tracking budget
- Projects include those for:
 - Streets
 - Parks
 - Wastewater
 - Water
 - Stormwater
 - General government
 - Marina
- Full document can be found at http://www.oakharbor.org/get_document.cfm?document=4627

- Suggested action
 - Hold public hearing
 - Recommend that the City Council approve the CIP
 - Forward a recommendation on the 2015 Comprehensive Plan Amendments, which includes the land use changes and the CIP, to the City Council



COMPREHENSIVE
PLAN
AMENDMENTS

Planning
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Oak Harbor's Comprehensive Plan 2016 Update

Comprehensive Planning

Brief history

- Cities had little authority prior to the American Revolution(1765-1783)
- Post revolution – property rights, self rule and personal freedom
- Cities – basic services – maintaining law and order
- 1840s – Sanitary Reform Movement – public health- sewer systems
- New consciousness for location – environmental and social impacts
- 1800s, 1900s – cities began to urbanize – over population and chaotic conditions led to need for planning
- City Beautiful Movement – Chicago - response to decaying cities – inclusion of planning for parks – leaders pushed for a vision of ideal cities – what would they look like if they were created to be works of art – idea spread across the US
- 1898 – Ebenezer Howard – developed the idea of Garden City – included land uses and community services

Comprehensive Planning

Brief history - contd

- The Plan for Chicago 1909 – Daniel Burnham - considered first Comprehensive Plan – emphasized planning as a way to not only make the cities more beautiful, but to function better as well
 - Improvement of lakefront
 - A regional highway system
 - Improvement of railway terminals
 - New outer parks
 - Systematic arrangement of streets
 - Civic and cultural centers

Comprehensive Planning

Brief history - contd

- State Mandated Growth Management
 - 13 States – Connecticut, Delaware, Florida, Georgia, Hawaii, Maine, Maryland, New Hampshire, New Jersey, Oregon, Rhode Island, Vermont and Washington
 - Responses to population growth, limited resources, environmental review
- Washington Growth Management Act – 1990
 - Uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life
 - State and local governments to manage growth
 - By identifying and protecting critical areas and natural resource lands
 - Designating urban growth areas
 - Preparing Comprehensive Plans and implementing them through capital investments and development regulations

Comprehensive Planning

Brief history - contd

- Washington Growth Management Act – 1990
 - 13 Planning Goals
 - (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
 - (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
 - (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
 - (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
 - (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
 - (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

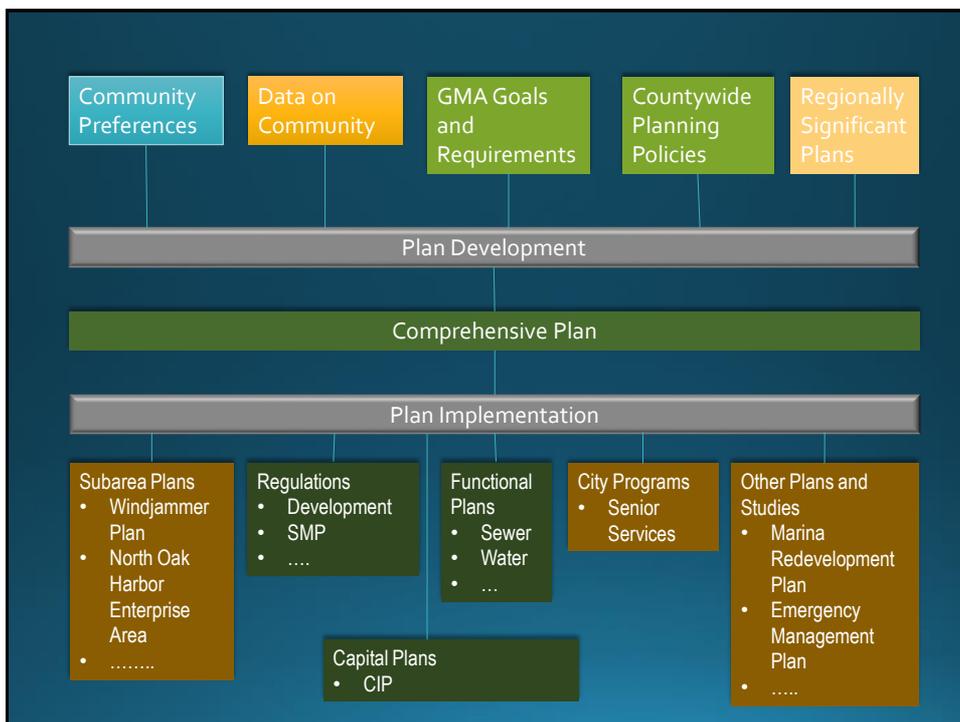
Comprehensive Planning

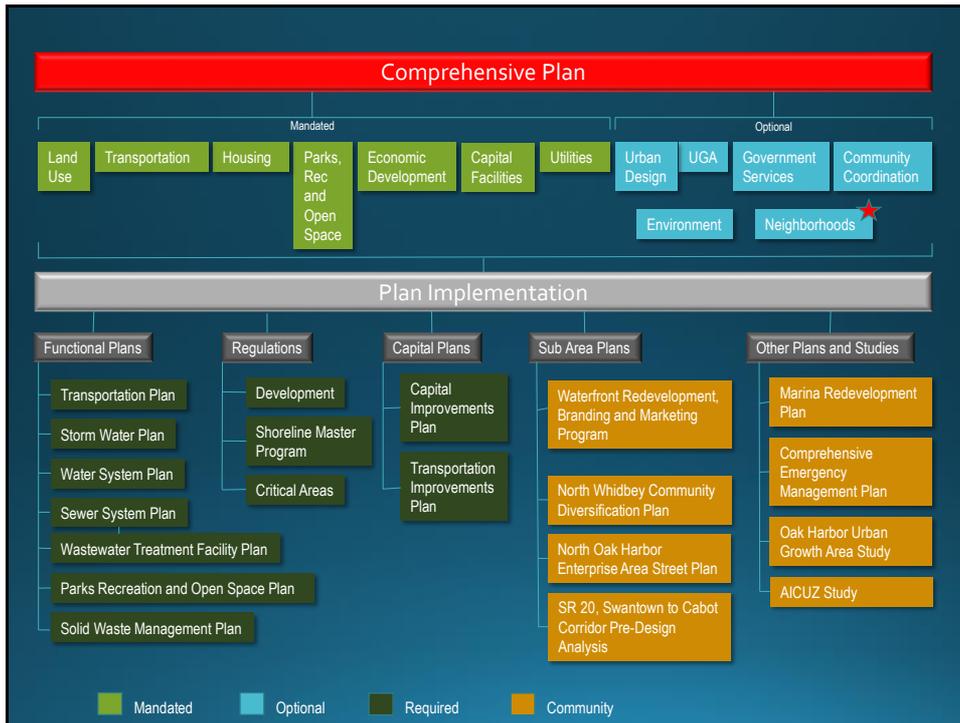
Brief history - contd

- Washington Growth Management Act – 1990
 - 13 Planning Goals (contd)
 - (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
 - (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
 - (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
 - (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
 - (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
 - (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
 - (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance

Oak Harbor's Comprehensive Plan

- Oak Harbor's Comprehensive Plan
 - Meets GMA requirements – includes Elements required by the State
 - Was intended to be more than the minimum required - Other Elements by community choice – Government Services, Community Coordination
 - Tailored for the community
- Plan Development
 - An umbrella document – addresses required elements of the GMA but also include additional elements
 - Warehouses the Community's Vision and direction
 - Consistency - Influences and is influenced by regional plans that the City participates in
 - Consistency – County Wide Planning Policies
 - Public input
 - Data on community
- Plan Implementation
 - Functional Plans – sewer, water, storm, transportation, ...
 - Regulations – Development, Critical Areas ...
 - Capital Plans – CIP
 - Area Plans – Windjammer Plan, North Whidbey Community Diversification Plan





Comprehensive Plan - Structure

- No fixed or prescribed structure other than requirement for consistency – should evolve over time
- Simple and logical structure to the Plan
 - Allows for tracking of plans for consistency
 - Determining relationship between plans
 - Providing efficient services
 - Coordinate updates
 - Finding trends and anomalies in community data
- 2016 Update will attempt to provide structure – will need to be revised over time
- Should evolve over time