

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
September 24, 2013**

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

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

**MINUTES: MS. PETERSON MOVED, MR. FIKSE SECONDED, MOTION CARRIED TO APPROVE THE AUGUST 27, 2013 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

**Bob Wall** (1537 SE 8<sup>th</sup> Avenue) spoke as a member of the Oak Harbor Sister City Committee and was interested in the Economic Development Strategy as the Sister City Committee has an interest in economic development and cultural exchange.

**DIGITAL SIGNS CODE UPDATE – Public Hearing**

Mr. Spoo displayed a Power Point presentation (Attachment 1) which provided a recap of what prompted the sign code update as well as draft code changes to require signs to be turned off within 100 feet of sensitive land uses from 11:00 p.m. – 6:00 a.m., changing the minimum duration for graphics, images and text to 2 seconds and presented three options for regulating brightness (see table below).

	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
Brightness Level	1,000 nits (night)/8,000 nits (day) for <b>C1, I, PIP, PBP &amp; PF</b> . 1,500 nits (night)/13,000 nits (day) for <b>C3, C4, C5</b> . With autodim	0.3 foot-candles above ambient with autodim	0.3 FC above ambient for <b>C1 and PF</b> . 0.8 above ambient for <b>C3, C4, C5, I, PIP, PBP</b> . With autodim.
Standard Type	Absolute – does not take into account ambient	Relative – takes into account ambient	Relative – takes into account ambient light
Measurement Occurrence	Day & night	Night	Night

Mr. Fakkema opened the public hearing.

**Richard Everett** (651 SE Bayshore Drive) spoke about the dark-sky movement, a campaign by people who want to reduce light pollution. He asked that light pollution be considered with respect to signs and offered to provide more information on the dark-sky movement.

**Aaron Syring** (32170 SR20) expressed concern about the hours of operation requirement on page 38 of the Planning Commission packet. Since his business is located near an apartment complex, Mr. Syring asked that the 100 foot distance from residentially zoned property language be change to say 100 feet from residential structures rather than the property line. Mr. Syring also stated that his preference was Option A.

Seeing no further comments, the public hearing was closed.

Mr. Powers addressed Mr. Syring's concern about the residentially zoned property language. Mr. Powers explained that Mr. Syring's business and the apartment complex is located in the Residential/Office zone and is considered a commercial district.

#### Planning Commission Discussion

Mr. Fikse believed that Option A was the simplest and easiest option for managing the brightness levels and enforcement since the LED signs can be set to a certain nits level. He believed Options B and C would open another level of enforcement against businesses in Oak Harbor. He also raised the scenario in which a non-LED sign was actually brighter than an LED sign. Brightness level enforcement on LED signs and not the other type of sign could lead to litigation.

Mr. Powers noted that enforcement is complaint driven and staff doesn't see a different level of enforcement with Option B and C but they do have different methodologies for measurement. Staff's original hesitancy for Option A was the cost of the nits gun to do the nits measurement. Regarding the non-LED signs, the community hasn't chosen to set limits on them and Mr. Powers said that he wouldn't propose that we should. Initially the Planning Commission was worried about brightness and the impact on residential/open space areas which is how we got on the issue of brightness. Staff's goal is to have a code which is simple for the user and simple for the staff.

Mr. Freeman indicated that he tended to believe the experts and what the industry is doing nation-wide. Based on what the experts say he preferred Option C which is based on the industry standard.

Ms. Peterson said she looked at the date of the information that was provided by the experts and it was two year old information on technology that is quickly advancing. She stated that the ordinance needs to be clear, concise, easy to understand, business friendly and easy for enforcement.

**MOTION: MS. PETERSON MOVED, MR. FIKSE SECONDED RECOMMENDING OPTION A TO THE CITY COUNCIL.**

#### Discussion

Mr. Fikse said his second choice was Option C. Originally, .3 foot-candles was brought forth as a recommendation from the International Sign Association (ISA). Mr. Fikse said he bought a foot-candle gun and tested the value and found the value to be too restrictive. More verification is needed on Option C to make sure ISA got it right, we don't know what ISA's information is and from when it was etc. He stated he believed Option A is the easiest.

**VOTE ON:**

**THE MOTION: MOTION CARRIED BY A VOTE OF FOUR IN FAVOR AND ONE OPPOSED TO RECOMMENDING OPTION A TO THE CITY COUNCIL.**

**ACTION: MS. PETERSON MOVED, MS. JENSEN SECONDED A MOTION TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE DRAFT ELECTRONIC MESSAGE CENTER SIGN CODE. MOTION CARRIED BY A VOTE OF FOUR IN FAVOR AND ONE OPPOSED.**

**AMENDMENTS TO OHMC 5.22 – NIGHTCLUBS – Public Hearing**

Mr. Kamak displayed a Power Point presentation (Attachment 2) which reviewed previous discussions with the Planning Commission, options considered during the 2012 discussion which included licensing nightclubs by occupancy limit in the various zoning districts and the occupancy limits recommended by Planning Commission. Mr. Kamak concluded his presentation by recommending that the Planning Commission hold a public hearing and make a recommendation to the City Council.

Mr. Fakkema opened the public hearing.

**Kathy Harbour** (Bayshore Drive) spoke in favor of the proposed amendments and asked the Planning Commission to forward the Nightclub Ordinance to the City Council for immediate approval.

**Bill Christens** (651 SE Bayshore Drive) spoke in favor of the proposed amendments and asked the Planning Commission to forward the Nightclub Ordinance to the City Council for approval.

**Billie Cook** (651 SE Bayshore Drive) read her comments (Attachment 3).

**Deana Royal** (920 SE Pioneer Way) stated that she is a Pioneer Way business owner directly between Oak Harbor Tavern and Off the Hook. She spoke in favor of recommending approval to the City Council. She also stated that she would like to see a moratorium on future nightclub licenses in the Central Business District (CBD) due to vandalism and fights. The behavior is not conducive for families in the evening and nightclubs should be more restrictive in the CBD.

**Richard Everett** (651 SE Bayshore Drive) spoke in favor of recommending approval to the City Council and suggested a modification to delete the term “other similar health and safety impacts” which is repeated throughout the ordinance and replace it with “public health or safety, noise and traffic impacts”. At a minimum delete the “other similar” language.

Seeing no further public comment the public hearing was closed.

Mr. Freeman commented that large businesses can be run with minimal impact to their neighbors and that it has always been his feeling that it is a management issue.

**ACTION: MR. FREEMAN MOVED, MS. PETERSON SECONDED A MOTION TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE AMENDMENTS TO THE NIGHTCLUB ORDINANCE. MOTION CARRIED.**

**ECONOMIC DEVELOPMENT STRATEGY – Public Hearing**

Mr. Spoo displayed a Power Point Presentation (Attachment 4) which addressed questions and comments from the Planning Commission at the August 27<sup>th</sup> meeting which included the make-

up of the Economic Development Committee, the Needs Assessment Report regarding income and tourism. Mr. Spoo concluded his presentation by recommending that Planning Commission forward the Economic Development Strategy to the City Council with a recommendation to approve or discuss what needs to be changed or make motions on what needs to be changed and forward a recommendation.

Mr. Fakkema opened the public hearing.

**Bob Wall** (1537 SE 8<sup>th</sup> Avenue) suggested offering tax breaks for a number of years to attract businesses. He also asked if the moorage downtown will be looked at. He restated that he is on the Sister City Committee which is looking for a sister city of similar size to Oak Harbor for cultural exchange and economic development.

Seeing no further public comment the public hearing was closed.

Mr. Spoo responded to Mr. Wall's questions.

#### Planning Commission Discussion

Planning Commissioners had concerns about the amount of money spent on studies and the importance of getting support from the community by explaining why a study might be necessary. Commissioners asked how the Plan would be implemented, what the game plan was and would be role of the Economic Committee going forward.

Mr. Spoo said that the Planning Commission could make a recommendation to forward only the actions that require no additional funding or staffing. Mr. Powers pointed out that not all of the dollar amounts are associated with studies. Some of the amounts are dollars that it will take to do the actual work such as updating the website.

Mr. Spoo explained that the game plan is to have staff begin implementing those actions that can be done with no additional funding and with existing staffing if Council approves the Plan. Mr. Spoo indicated that the Committee is currently discussing what their future role will be.

**MOTION: MR. FREEMAN MOVED, MS. JENSEN SECONDED A MOTION TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE ECONOMIC DEVELOPMENT STRATEGY.**

Mr. Spoo asked the Planning Commission to include in the motion, to allow him the ability to revise the purpose, background and conclusion sections.

**AMENDEND MOTION: MR. FREEMAN MOVED, MS. JENSEN SECONDED A MOTION TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE ECONOMIC DEVELOPMENT STRATEGY AND TO ALLOW STAFF TO REVISE THE PURPOSE, BACKGROUND AND CONCLUSIONS SECTIONS. MOTION CARRIED.**

**MOTION: MS. JENSEN MOVED, MS. PETERSON SECONDED A MOTION TO RECOMMEND THAT THE ECONOMIC DEVELOPMENT COMMITTEE CONTINUE SERVING DURING THE IMPLEMENTATION OF THE ECONOMIC DEVELOPMENT STRATEGY. MOTION CARRIED.**

**2016 COMPREHENSIVE PLAN UPDATE – Public Meeting**

Mr. Kamak displayed a Power Point presentation (ATTACHMENT 5) which presented a review of the Department of Commerce checklist that cities use to determine if their current comprehensive plan meets the requirements of the Growth Management Act (GMA). Mr. Kamak also reviewed potential updates that need to be done for each of the elements in our Comprehensive Plan which are detailed in the staff report and summarized in the Power Point presentation.

**ADJOURN: 9:30 p.m.**



### || Purpose

- Back to the Beginning
- Brightness
- Hours of Operation
- Minimum duration
- Recommendation

### || Back to the Beginning

- Why are we talking about electronic message centers?
  - Economic development committee: outdated code, flexibility for businesses, sales tax leakage
  - The public interest
- What is the public interest?
  - Shared interest.
  - Public health, safety, and welfare
  - Practical level:
    1. Nuisance (prevent harm)



### || Back to the Beginning cont...

- 2. OR something we want to achieve:
  - More jobs
  - Neighborhood character
  - Efficient use of public resources
  - All of the above and more
  - See Oak Harbor Comprehensive Plan
- What does this have to do with electronic message centers?
  - Comprehensive Plan says what we want to achieve...(attachment 6)



### Review of Brightness Discussions

	Option A	Option B	Option C
Brightness Level	1,000 nits (night)/8,000 nits (day) for C1, I, PIP, PBP & PF. 1,500 nits (night)/13,000 nits (day) for C3, C4, C5. With autodim	0.3 footcandles above ambient with autodim	0.3 FC above ambient for C1 and PF. 0.8 above ambient for C3, C4, C5, I, PIP, PBP. With autodim.
Standard Type	Absolute – does not take into account ambient	Relative – takes into account ambient	Relative – takes into account ambient light
Measurement Occurrence	Day & night	Night	Night

### Option A - Background

- Standard: 1,000 nits (night)/8,000 nits (day) – 1,500 nits (night)/13,000 nits (day).
- Initially: 500 nits (night)/5,000 nits day – PC felt too restrictive
- Different standards based on intensity of zone: C1, I, PIP, PBP, PF more restrictive. C3, C4, C5 less restrictive.
- Based in part on “cut sheets” (manufacturer’s specs) which show brightness capabilities of signs and PC comment.

### Option B - Background



- Standard: 0.3 Footcandles above ambient
- Visit from James Carpentier, International Sign Association
- Based on document “Recommended Night-time Brightness Levels for On-premise Electronic Message Centers.”
  - Based on research of Dr. Ian Lewin, as well as IES document “Light Trespass: Research, Results and Recommendation” by Illuminating Engineering Society (IES).

### Option C - Background

- Standard: 0.3 – 0.8 Footcandles above ambient, depending on zone
- Discussion with Jeff Robbins, Lighting Design Lab - Seattle
  - ISA publication is “excellent” and “would lean heavily on the ISA document” (attach 4).
- Discussion with Dr. Ian Lewin whose research informed ISA.
  - ISA recommended conservative standard for simplicity and after field testing “in areas of both low and high ambient light.”
  - Lewin research (attach 5) recommended standards up to 0.8 FC in areas of moderately high ambient electric light

### || Option C - Background

- Planning Commission comments July – recommended using o.8 FC as some other jurisdictions have done.
- Option C is consistent with research and recent PC comments



### || Hours of Operation

- Changed to require signs to be turned off within 100 feet of sensitive land uses from 11:00 p.m. – 6:00 a.m.
- Consistent with public comment



### || Minimum duration of graphics, images, text

- Changed to be 2 seconds
- Consistent with public comment



### || Recommendation

- Conclude public hearing
- Select option for brightness standard and measurement (A, B, or C)
- Make a recommendation to the City Council to approve the draft electronic message center (EMC) sign code.

Request to restrict by size and zoning

## Nightclubs

## Nightclubs

- Regulated in Title 5 - Business Licenses and Regulation
- Defined - "Nightclub" means any "premises" as defined herein on which any music, singing, dancing or other combination of these activities is permitted as entertainment after 10:00 p.m., on one or more days per week. The playing of incidental music on any premises where the receipts for the sale of food constitute 75 percent or more of the gross business income of the establishment shall not be considered a "nightclub" for purposes of this chapter, unless an opportunity for social dancing is provided on the premises

## Nightclubs

- Nightclubs are specifically not listed as a use in Title 19 – Zoning
- Any permitted or conditional use can apply for a Nightclub license
- Nightclub License review process – Lead by the Chief of Police with a Public Hearing at the City Council
- License review is not a Land use review

## Nightclubs

- Initially six uses had Nightclub licenses – currently four
  - ~~Element – CBD (Central Business District)~~
  - ~~Seven West – CBD (Central Business District)~~
  - Off the Hook – CBD (Central Business District)
  - Oak Harbor Tavern – CBD (Central Business District)
  - Mi Pueblo – CBD (Central Business District)
  - El Cazador – C5, Highway Corridor Commercial
- These uses are classified as Bars, Taverns and Restaurants – all of which are permitted uses in their respective zoning districts
- Some of these uses can continue to exist without a Nightclub License

## Nightclubs

- Public Input on April 24 at Planning Commission
  - New code may not change the operations of current nightclubs
  - Small scale nightclubs don't seem to be an impact
  - All complaints were related to Element nightclub
  - Noise created by large groups, loud cars, trespassing, lack of respect and poor business practices
  - Perceived lack of owner's cooperation, neighborliness and initiative
  - Preference for restricting nightclubs specifically as opposed to general uses

## Nightclubs

- Nexus
  - Scale of nightclub has direct relation to the negative impacts on adjacent properties
- Options considered at the June 26<sup>th</sup> meeting
  - Regulate nightclubs as a land use
  - Licensing uses by area (sq. ft.)
  - Licensing by occupancy limit ✓

## Nightclubs

- Licensing nightclubs by occupancy limit in the various zoning districts?
  - Determine the districts where they should be prohibited
    - Primarily Residential– R1, R2, R3, R4
    - Mixed - RO, C1
    - Commercial – C4, Highway Service Commercial
    - Public – PF

## Nightclubs

- Licensing nightclubs by occupancy limit in the various zoning districts?
  - Regulate the zoning districts based on the intent of the zoning district
    - CBD – pedestrian emphasis, mixed uses, residential – lowest occupancy limit (most restrictive)
    - C3, - workhorse commercial, auto intensive, mixed uses, residential upper floors – same as CBD or higher (less restrictive)
    - C5, - Highway Corridor, auto oriented, mixed uses, residential upper floors – same as CBD or higher (less restrictive)
    - PIP, PBP – Planned Developments, no residential (less or no restrictions)
    - I1, - Industrial, no residential (less or no restrictions)

## Nightclubs

- So what should the occupancy limit be in the various zoning districts?
  - Occupancy limits of previous and existing nightclub license holders
    - El Cazador – 291 – no impacts reported
    - Oak Harbor Tavern – 108 – min impacts
    - Mi Pueblo – 280 – less impacts
    - 7 West – 165 – min impacts
    - Off the Hook – 201 – min impacts
    - Elements – 580 +219 (covered area) – most impacts

## Nightclubs

- Occupancy limits suggested by Planning Commission

Zoning Districts	Starting Point	Planning Commission recommendation
Central Business District	300	300
C3, Community Commercial	300 or 30% increase to 400	300
C5, Highway Corridor Commercial	300 or ± 60% increase to 500	400
PBP, PIP	300 or ± 60% increase to 500 or No limitations	No limitations
I1, Industrial	300 or ± 60% increase to 500 or No limitations	No limitations

■ Non of the existing licenses will become non-conforming with the currently suggested occupancy limit

## Nightclubs

- Formal adoption process
  - Public Hearing at the Planning Commission
  - Public Hearing at the City Council
  - Action by City Council

I hope you will approve this agenda item and send it to the city council for further action.

I believe the city needs to take this proactive approach to locating large nightclubs in the city limits.

Why bother, when there are no large nightclubs presently licensed in the city. Well just like the expansion in size occurring in many businesses—Big K mart, Super Wal Mart, Cosco, Home Depot, entrepreneurs find bigger is often better in the Entertainment Industry too. Facilities with a large capacity of patrons, large size in square feet, many options under one roof, Bar, Nightclub, Billiards, Pool, live music, Dancing, Sports bar, stage shows, Gaming, card rooms, Karaoke—One stop shopping. Las Vegas discovered this years ago, and so have the Indian Casinos, even in a small town like Oak Harbor <sup>consolidation</sup> makes sense.

Large Mega Clubs are both Profitable and Popular. Especially popular with young people. Our Population has a large 19-29 years old component now, and that's slated to grow as more Navy personnel arrive. Therefore Oak Harbor will, I feel, have more applications for this type of business.

This agenda item is not designed to discourage these clubs but rather give guidelines to the business owners and help them avoid the pit falls that can occur when a business finds itself in unexpected conflict with other land users. By the city concerning itself with the locating of large nightclubs it will move to protect residential users, and other businesses as well as churches or youth organizations from adverse effects, due to close proximity to these large businesses, as well as protect the nightclub business from surprise and stress. By encouraging and thoughtfully siteting such clubs, patrons are able to remain in the city and not need to drive long distances to have entertainment they enjoy. Navy personnel frequenting a club in the PIP, PBP, or I zone remain close to home so to speak, I think the Navy would like that, especially if their personnel have a bit too much to drink, as a taxi is affordable and easy to obtain there, rather than being off island where they might elect to drive, dangerous, or be stuck.

I feel this is a very well prepared and thought out amending of the night club ordinance. It is not surprising that the ordinance, which was adopted in 2009, might need some modification now, based on the experience of the past few years. I urge you to approve it.

Thank you for holding this public hearing. Thank you also to the planning department staff, especially CAC who has done an outstanding job on this project.

# DRAFT ECONOMIC DEVELOPMENT STRATEGY & ACTION PLAN

Planning Commission: September 24, 2013

## Purpose

- Address issues from last month
  - EDC membership
  - Income
  - Tourism



# ISSUES FROM LAST MONTH

## Income

•OH's lower than average income.

	2000	2010	% Change
Danbridge Island	\$ 83,415	\$ 96,130	15%
Canas	\$ 64,886	\$ 77,967	20%
Des Moines	\$ 57,003	\$ 60,762	7%
Kemrono	\$ 72,130	\$ 81,097	12%
Lake Stevens	\$ 69,250	\$ 73,128	7%
Maple Valley	\$ 70,008	\$ 86,264	40%
Mercer Island	\$ 110,830	\$ 123,328	11%
Moose Lake	\$ 42,096	\$ 47,535	13%
Mountlake Terrace	\$ 52,117	\$ 58,018	11%
Mukilteo	\$ 78,487	\$ 83,120	7%
Oak Harbor	\$ 41,529	\$ 50,372	21%
SeaTac	\$ 47,630	\$ 48,319	1%
Average for King County Cities	\$ 71,522	\$ 82,354	15%
Average for Cities Outside King County	\$ 61,650	\$ 70,898	15%
Average for All Cities	\$ 65,767	\$ 75,670	15%

Source: American Community Survey

Wage Level	Oak Harbor		Island County		Washington	
	2002	2010	2002	2010	2002	2010
\$1,250 per month or less	44.5%	37.8%	40.6%	32.3%	28.6%	23.2%
\$1,251 to \$3,333 per month	40.5%	39.8%	41.3%	37.5%	39.8%	33.9%
\$3,333 per month and up	15.0%	22.3%	18.1%	30.2%	31.6%	42.9%

Source: Quarterly Census of Employment and Wages

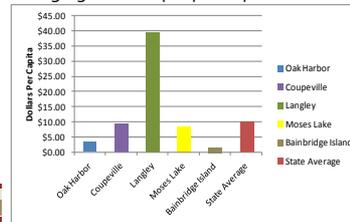
## Income

•Best information indicates income figure probably does not include Navy allowances for housing, subsistence, cost of living, clothing, separation.

•In either case, tells us how what perceptions are from the outside

## Tourism

•Lodging tax receipts per capita.



•True that tourism jobs tend to be low-paying

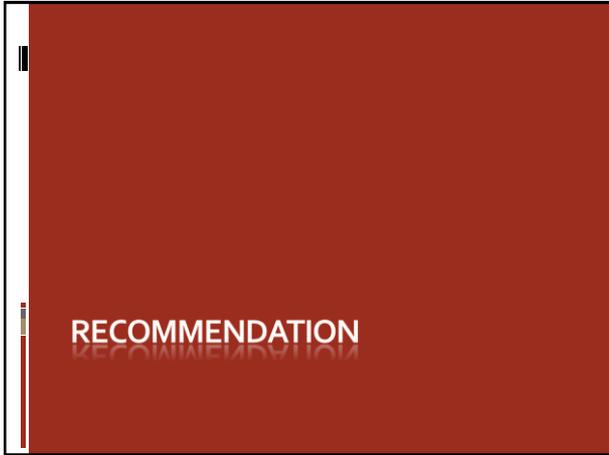
•Danger in being overly tourist-oriented

•Oak Harbor seems to be underperforming in the tourism industry

## CHANGES TO DOCUMENT

## Changes to document

- None. List of topics discussed:
  - Tourism
  - Moorage near downtown
  - Amphitheater
  - Language referencing additional studies



|| Recommendation

- Forward to City Council with recommendation to approve

or

- Discussion of what needs to change

or

- Make motions of what needs to change and forward recommendation

|| Questions/Comments?

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## 2016 Update

Scope of amendments to the Comprehensive Plan

## Checklist

### I. Required Comprehensive Plan Elements and Components

1. A Land Use Element that is consistent with countywide planning policies (CWPP) and RCW 36.70A.070(5).		
<p>a. A future land use map showing city limits and urban growth area (UGA) boundaries. RCW 36.70A.070(2) and RCW 36.70A.110(2) WAC 365-196-400(2)(a), WAC 365-196-400(2)(b)</p>	<input type="checkbox"/> No <input type="checkbox"/> Yes (location)	<input type="checkbox"/> Yes <input type="checkbox"/> No: Further review needed
<p>b. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1), Amended in 2005 WAC 365-196-405 (2)(c)</p>	<input type="checkbox"/> No <input type="checkbox"/> Yes (location)	<input type="checkbox"/> Yes <input type="checkbox"/> No: Further review needed

The Harbor's Comprehensive Plan has a future land use map. Changes may need to be done to incorporate that were not approved as part of the 2005 update. There may also be amendments based on the 2015 update.

The Comprehensive Plan has strategies and policies that encourage physical activity. Urban Planning approaches are:

- Design for people
- Interconnected Streets
- Infill/Development
- Mixed Use centers
- Create a network
- Amenities for pedestrians
- Safe routes

These approaches are addressed

## Updates

- Land Use Element
  - Update the Future Land Use map to reflect the approved UGA boundaries. These will reflect the County's decision on the 2005 UGA expansions. The City's work with the County may lead to other potential amendments if deemed necessary for the 2016 update.
  - Demographics and population statistics need to be updated. The population projection must be consistent throughout the Plan, so other elements such as Housing may need to be updated to reflect the most recent projections.
  - Population densities and building intensities – acreage of each land use designation, the acreage in each implementing zone, the approximate densities that are assumed, and how it meets the twenty year population projection
  - Research on the latest Best Available Science (BAS) needs to be done to determine if the current regulations on critical areas need to be updated.

## Updates

- Housing Element
  - Update the statistics on housing that includes an inventory and analysis of existing and projected housing needs for the 20 year population projection.
  - Identify sufficient land for housing – government assisted housing, housing for low income families, manufactured housing, group homes, and foster care facilities. – Inclusion in the zoning districts
  - Adequate provisions for existing and projected housing needs for all economic segments –
  - Policy regarding regulations of manufactured homes may need to be revised

## Updates

- Capital Facilities Plan
  - Projects need to be identified for impact fees allocation. This can be done by identifying projects that are growth and non-growth related.

## Updates

- Transportation Plan
  - The Transportation Plan was adopted in 2007 and was intended to be a six year plan to identify improvements. However, it was also a long term plan with forecasts to 2035. The Plan needs to be updated. The Transportation Plan, in goals and policies, meets most requirements needed for the update, however, LOS analysis, financing plan, etc need to be updated.
  - Since land use and transportation are closely linked, an update to the transportation plan could consider various land use scenarios and assessments in the long term planning for improvements and level of service.

## Updates

- Consistency
  - Consistency is a primary goal for the County Wide Planning Policies (CWPP). The city is working with the county to maintain consistency in policies that impact both jurisdictions.

## Updates

- Development Regulations
  - Similar checklist
  - Next Planning Commission meeting