1. ROLL CALL: WASINGER _______ FREEMAN _______ BATES _______
PHILIPP _______ MCPHEETERS _______ HOVEY _______
MALMKAR _______

2. Approval of Minutes – December 10, 2019 Regular Business Meeting

3. 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.

4. Public Meetings and Hearings:

   A. 2020 COMPREHENSIVE PLAN DOCKET – PUBLIC HEARING
   In accordance with OHMC Section 18.15.040, the City is initiating its annual Comprehensive Plan amendment process. The 2020 docket includes continued work on the Housing Element and the Joint Planning Area (JPA). The six-year Capital Improvements Plan review is also included for annual updates. This year there are two land use designation changes to consider to the future land use map.

   B. TEXT AMENDMENT APPLICATION - C4, HIGHWAY SERVICE COMMERCIAL ZONING DISTRICT
   Living Faith Christian Center has submitted an application for a text amendment to include public assembly, recreation center/facility, auditorium and churches as conditional uses in the C4, highway service commercial zoning district. The C4 zoning district is layered with noise contour restrictions on uses and is in proximity to the Accident Potential Zone (APZ). Staff will present the application and initiate a discussion on the issues. This agenda item is for discussion and information sharing. No formal action will be taken.

   C. STORMWATER COMPREHENSIVE PLAN – Public Meeting
   The Oak Harbor Stormwater Comprehensive Plan (Plan) is a document that provides guidance to minimize adverse effects of stormwater runoff on ground and surface water. It identifies water quality and quantity problems associated with stormwater runoff that may affect the environment and community and provides recommendations for improvements and programs including cost analysis and implementation schedule. No formal action will be taken at this meeting.

   D. SMP PERIODIC REVIEW UPDATE – Public Meeting
   To continue the Shoreline Master Program (SMP) periodic review, staff will present the review of amendments to the Shoreline Management Act and Department of Ecology program guidelines which may be incorporated into our SMP as part of this effort.

   E. 2019 PLANNING COMMISSION ANNUAL REPORT TO CITY COUNCIL – Public Meeting
   The Planning Commission will review the draft annual report to the City Council. The annual report is a summary of Planning Commission’s accomplishments in 2019 and proposed work program for 2020.

5. Adjournment