

**City of Oak Harbor
Planning Commission
Meeting Minutes
January 2024, 2023 at 6:00 PM**

Present:

Andy Plumlee
Kristy Southard
John Chaszar
Stephenie "Fe" Mischo
Chloe Bonsen

Staff Present:

Blaine Oborn, City Administrator
David Kuhl, Director
Cac Kamak, Principal Planner
Ray Lindenburg, Senior Planner

Absent:

Greg Wasinger (Chair)
Sarah Schacht

Chairman Chaszar called the meeting to order at 6:00 PM.

2. Approval of Minutes – November 29, 2022

Motion: Commissioner Mischo moved to approve the November 29, 2022 meeting minutes.

Second: Commissioner Plumlee seconded the motion. With all in favor, the motion carried unanimously.

3. Public Comment: There was one comment made by City Councilmember Bryan Stucky.

4. Public Meetings and Hearings:

A. 2023 Comprehensive Plan Docket – PUBLIC HEARING

Staff Comment

Mr. Kamak presented the background of the process of Comprehensive Plan Amendments. He also explained each item on the docket including the Housing Action Plan, the JPA/UGA boundaries, Transportation Element, Capital Improvements Plan, Land Use Element, and the downtown/Marina considerations. The next step will be to present this item at the February City Council workshop and then public hearing at the first regular City Council business meeting in March.

Public Comment

There was no public comment.

Commissioner Comment

Commissioner Plumlee asked about the impact and mitigation plan should any deadlines be missed and how that would affect the annual Comprehensive Plan updates.

Motion: Commissioner Plumlee moved to recommend that the City Council adopt the 2023 Comprehensive Plan Docket.

Second: Commissioner Mischo seconded the motion. With all in favor, the motion carried unanimously.

B. Amending Zoning Matrix to Include Open Space – PUBLIC HEARING

Staff Comment

Mr. Lindenburg explained the background of this proposed amendment which includes:

- Clarifying the function of items transferred into OHMC 19.20.1010
- Adding text to OHMC 19.20.835, conditions governing permitted or conditional uses in the OS district;
- Adding an “OS” column to the Land Use Matrix in OHMC 19.20.1050 with permitted and conditional uses shown.

He reviewed the specific changes to the land use matrix as well as the code section 19.20.835. The next steps will be to present this item at the February City Council workshop and to return to Planning Commission in February as well to continue the hearing.

Public Comment

There was no public comment.

Commissioner Comment

Commissioner Plumlee asked for clarification on the meaning of “natural vegetated state”.

The public hearing was continued to the February 28, 2023 meeting.

C. SEPA Thresholds – Public Meeting (Delayed until next meeting)

D. Monthly Department Report – Public Meeting

Staff Comment

Mr. Kuhl presented the annual report that staff prepared for the Planning Commission’s annual report to the City Council.

Mr. Oborn spoke about the properties on Pioneer Way that the City purchased recently. He shared that the City would plan to remove the buildings and complete an environmental evaluation and economic analysis. In the short-term it would still be available to be used as it has been for events. Long-term plans are dependent on the results of the aforementioned evaluation and analyses. He also mentioned that the city is looking at potential locations for the future fire station.

Motion: Commissioner Mischo moved to approve the Planning Commission annual report to the City Council. .

Second: Commissioner Bonson seconded the motion. With all in favor, the motion carried unanimously.

Public Comment

There were no public comments.

Commissioner Comment

Commissioner Mischo asked about the pioneer property purchase and what the city would do if that property was found to be unusable.

General Comments:

There were no additional comments.

5. The next regular business meeting is February 28, 2023.

The meeting adjourned at 6:54 PM.

Sarah Heller
Senior Administrative Assistant
Development Services