

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
July 22, 2014**

ROLL CALL: Present: Keith Fakkema, Bruce Freeman, Sandi Peterson, Greg Wasinger and Kristi Jensen
Absent: Ana Schlecht
Staff Present: Senior Planner, Cac Kamak

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

MINUTES: MS. PETERSON MOVED, MR. FREEMAN SECONDED, MOTION CARRIED TO APPROVE THE JUNE 24, 2014 MINUTES AS PRESENTED.

PUBLIC COMMENT:

No comments.

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT – 1000 SE CITY BEACH STREET
- Public Hearing**

Mr. Kamak displayed a PowerPoint presentation (Attachment 1) which listed the criteria used to review the 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 owns the property that it will not likely be developed as High Density Residential so Public Facilities is a more suitable designation for the property.

Mr. Fakkema opened the public hearing at 7:43 p.m. Seeing none the public hearing was closed.

Planning Commission Discussion

Planning Commission asked who would be responsible for the costs associated with transferring the remains to the property. Mr. Kamak indicated that 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 and the tribe would be responsible for arrangements on the property.

ACTION: MR. FREEMAN MOVED, MS. PETERSON SECONDED, MOTION CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE THE AMENDMENT TO THE FUTURE LAND USE MAP CHANGING THE DESIGNATION OF 1000 SE CITY BEACH STREET FROM HIGH DENSITY RESIDENTIAL TO PUBLIC FACILITIES.

2014 COMPREHENSIVE PLAN AMENDMENT – CORRECTION TO URBAN GROWTH AREA (UGA) – Public meeting

Mr. Kamak displayed a map (Attachment 2) showing the areas to be removed from the City's UGA. Mr. Kamak explained that the areas were added to the City's UGA during the 2005 Comprehensive Plan amendment cycle and that the County denied all of UGA expansion areas except for one area north of Ault Field Road. The City appealed the County's decision to the Growth Management Board and Superior Court which upheld the County's decision. Now the

City needs to correct the map to remove those areas from the map to be consistent with the County.

Mr. Fakkema asked for public comments.

Hap Fakkema (2427 Moss Lane, Oak Harbor) asked if the 2005 population projections were less than projected. Mr. Kamak said that the rate of population growth has dropped over the last ten years so the population projection was not even close.

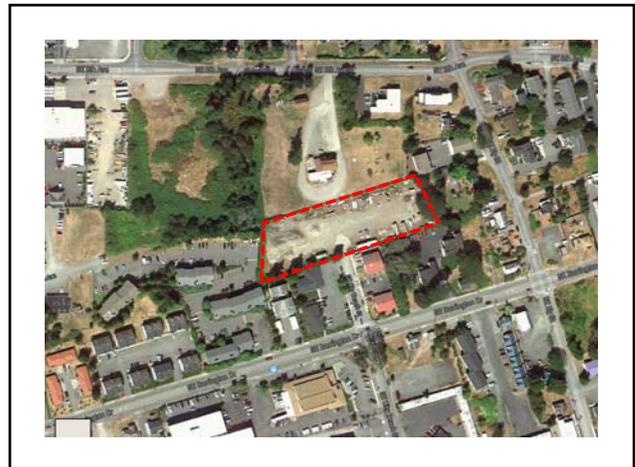
Hap Fakkema asked what the timeline was for processing requests to be added to the UGA. Mr. Kamak said no properties will be added this year. The work program is to do the buildable lands analysis for the entire County this year and toward the end of this year or beginning of next year we will see what population needs to be accommodated within Oak Harbor and whether there is capacity within the current UGA to accommodate the population. If not, then a strategy will be formulated.

ADJOURN: 7:59 p.m.

Minutes submitted by: Katherine Gifford

1000 SE CITY BEACH STREET
LAND USE CHANGE
 HIGH DENSITY RESIDENTIAL
 TO PUBLIC FACILITIES

2014 Comprehensive Plan Amendment



- OHMC 18.15.080 – Review Criteria**
- (1) The amendment will not adversely affect the public health, safety and welfare in any significant way.
 - (2) The proposed amendment is consistent with the overall goals and intent of the comprehensive plan.
 - (3) The amendment is in compliance with the Growth Management Act and the countywide planning 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.
 - (5) Environmental impacts from the amendments have been addressed through SEPA review and/or measures have been included that reduce possible impacts.

OHMC 18.15.080 – Review Criteria

- 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.
- 7) The amendment is generally compatible with neighboring land uses and surrounding neighborhoods.
- 8) The proposed amendment accommodates new policy direction from the city council.
- 9) Other specific criteria that may have been identified at the beginning of the process.

Recommended Action

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

County Approved UGA Expansion

A

B

C

D

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

CROSBY RD.

AULT FIELD RD.

HELLER RD.

GUN CLUB RD.

GUN CLUB RD.

NW CROSBY AVE.

NW CROSBY AVE.

NE 7TH AVE.

NE 16TH AVE.

CRESCENT HARBOR

SWANTOWN RD.

SW LOERLAND DR.

W. WHIDBEY AVE.

E. WHIDBEY AVE.

TORPEDO DR.

SW SWANTOWN AVE.

SW HELLER ST.

SW 6TH AVE.

SE 8TH AVE.

SE 8TH AVE.

SW BARRINGTON DR.

SE BARRINGTON DR.

E. PIONEER WAY

SW FORT NUGENT AVE.

SW ROSARIO PL.

STATE ROUTE 20

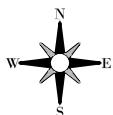
SE BAYSHORE DR.

BOON RD.

W. WATERLOO RD.

STATE ROUTE 20

SW SCENIC HEIGHTS ST.



0 1000 2000 3000 SCALE IN FEET

Legend

- Navy Land
- City Limits
- UGA-City Adopted



Urban Growth Area
Amendment /
Corrections