

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
April 26, 2011**

ROLL CALL: **Present:** Bruce Neil, Keith Fakkema, Kristi Jensen, Jeff Wallin, Greg Wasinger and Jill Johnson. **Absent:** Gerry Oliver. **Staff Present:** Senior Planner, Cac Kamak.

Chairman Neil called the meeting to order at 7:35 p.m.

MINUTES: MR. FAKKEMA MOVED, MR. WALLIN SECONDED, MOTION CARRIED TO APPROVE THE MARCH 29, 2011 MINUTES AS PRESENTED.

PUBLIC COMMENT: No members of the public were present for comment.

CHANGING ZONING DESIGNATIONS TO CORRESPOND WITH COMPREHENSIVE PLAN LAND USE MAP– Public Hearing

Chairman Neil opened the public hearing.

Mr. Kamak reported that the three proposed rezonings before the Planning Commission would implement land use changes approved as part of the 2010 Comprehensive Plan amendments. The Planning Commission has reviewed each of the proposals as part of the Comprehensive Plan amendment process. The Comprehensive Plan amendments were approved by the City Council in December 2010. This rezoning process follows through with the land use amendments and, if approved by the City Council, will officially amend the zoning map to implement the changes to the Comprehensive Plan.

Mr. Kamak explained the relationship between the land use map and the zoning map.

Mr. Kamak reviewed the three sites that are being considered for a change in zoning designation as follows:

Scenic Heights Trailhead Site

Existing Zoning: R-1, Single Family Residential
Proposed Zoning: PF, Public Facilities

The property is located on the east side of Scenic Heights Road and south and east of the SW 19th Court. The property was purchased by the City to ensure connection of the waterfront trail to the pedestrian sidewalk system of Oak Harbor. This site also serves as a trailhead to the Freund Marsh area.

Water Reservoir Site

Existing Zoning: PBP, Planned Business Park
Proposed Zoning: PF, Public Facilities

The property is located north of Gun Club Road west of the Gun Club. The property is the future site of a reservoir that will serve Oak Harbor's water system.

SE corner of SR 20 and Fakkema Road

Existing Zoning: C-4, Highway Service Commercial

Proposed Zoning: OS, Open Space

The property was jointly acquired by the City, County and NAS Whidbey to limit the development potential of the property due to its location in the Accident Potential Zone (APZ) of Ault Field's operations. The Parks and Recreation Plan recommend that the property be developed as a Garry Oak grove.

Mr. Kamak also noted that the staff report details criteria for evaluating rezoning requests.

Chairman Neil closed the public hearing.

ACTION: MR. FAKKEMA MOVED, MS. JENSEN SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SCENIC HEIGHTS TRAILHEAD SITE ZONING DESIGNATION CHANGE FROM R-1, SINGLE FAMILY RESIDENTIAL TO PF, PUBLIC FACILITIES.

ACTION: MR. JENSEN MOVED, MR. WALLIN SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE WATER RESERVOIR SITE ZONING DESIGNATION CHANGE FROM PBP, PLANNED BUSINESS PARK TO PF, PUBLIC FACILITIES.

MOTION: MS. JENSEN MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SE CORNER OF SR 20 AND FAKKEMA ROAD ZONING DESIGNATION CHANGE FROM PBP, PLANNED BUSINESS PARK TO PF, PUBLIC FACILITIES, MR. FAKKEMA SECONDED THE MOTION.

Discussion:

Ms. Johnson said that she would vote no due to her concern about locking one of the most viable commercial properties that the City has into Open Space zoning permanently. Once Garry Oaks are on the property the community won't allow them to be removed and if the Navy's mission changed, the property would be locked into the Open Space designation.

Mr. Wasinger asked how difficult it would be to change the zoning designation. Mr. Kamak reported that the Navy's representative spoke with him and the Navy's concern was that the proposed zoning permits a clubhouse recreation amenity. Mr. Kamak said that he had explained to the Navy representative that there are three levels of restrictions on the property. Restriction one; the property is in the Accident Potential Zone (APZ), restriction two; the City owns the property and restriction three; there are deed restrictions that restrict development on the property. As far as changing the zoning; if the Navy's changes its operations and the APZ goes away. The deed restrictions would have to be removed so the County, the City and the Navy would have to come together and agree that the restrictions don't apply to the property anymore. A Comprehensive Plan amendment would have to be done to zone the property back to Commercial. Mr. Kamak acknowledged that Ms. Johnson was correct that it would be more difficult to change the zoning to Commercial once Garry Oaks are on the property.

Mr. Neil asked who would have to make the request to rezone. Mr. Kamak said that any one of the property owners could make the request or members of the public who could demonstrate that there was enough public support could request a change in zoning.

Mr. Fakkema asked if Gerry Oaks were planted would the trees be planted in rows. Mr. Kamak said that they would be planted in a way that would provide the most natural environment along with other native species to sustain that environment for the trees. In prior conversation with the County and the Navy they have said it is okay to have a trail and a couple of picnic tables for public access.

There was some discussion about the potential leasing of the property should the property revert back to commercial use.

VOTE: THE MOTION CARRIED BY A VOTE OF 4 IN FAVOR AND 1 OPPOSED.

ADJOURN: 8:04p.m.