

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
April 28, 2015**

ROLL CALL: Present: Greg Wasinger, Sandi Peterson, Mike Piccone, Cecil Pierce and Jes Walker-Wyse

Absent: Bruce Freeman and Ana Schlecht

Staff Present: Development Services Director, Steve Powers; Senior Planners, Cac Kamak and Dennis Lefevre; Associate Planner Ray Lindenburg

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

MINUTES: MS. PETERSON MOVED, MR. PICCONE SECONDED, MOTION CARRIED TO APPROVE THE MARCH 24, 2015 MINUTES AS PRESENTED.

PUBLIC COMMENT:

None.

DRAFT COUNTYWIDE PLANNING POLICIES (CWPP) – Public Hearing

Mr. Powers reported that the public hearing is a continuation of the public hearing that was opened at the March business meeting. Mr. Powers displayed the map depicting the Joint Planning Area, Urban Growth Area and the city limits. Mr. Powers noted that the staff report includes a section of the March 24th meeting minutes describing the Planning Commission recommendation for a revision to the draft CWPP, specifically policy 3.3.3a and c. Planning Commission recommended reducing the threshold triggering a UGA study from 50% to 30% population increase. Mr. Powers indicated that since last month staff has learned more about this policy and the 50% threshold may be more appropriate. Mr. Powers displayed a graphic (Attachment 1) to help explain why the 50% threshold is more appropriate. The 50% threshold acknowledges the 20-year planning period versus the 8-year periodic update cycle. A 30% threshold may prematurely trigger a review of the UGA. A study of the UGA at year 5 or 6, for example, based upon a 30% increase in population would be premature, knowing that in 2 years the regular UGA review would start since we would be at the beginning of another 8-year cycle.

Mr. Powers also pointed out the portion of the staff report that focuses in on the Land Capacity Analysis.

Mr. Powers concluded stating that staff's recommendation is to conclude the public hearing, consider some additional discussion on Policy 3.3.3a and c, and recommend approval of the draft CWPP to the City Council.

Mr. Wasinger asked for public comment seeing none the public hearing was closed.

Planning Commission Discussion

Planning Commission discussed the expected military population increase over the next few years. Mr. Powers explained that staff worked with the Navy and included that expected increase in the population projection. Commissioners asked what the UGA review would look like. Mr. Powers explained that staff would perform the review, go through the public process and then get on the County's comprehensive plan annual review docket and go through the public process with the County. The entire review process can take 18 – 24 months. Planning

Commissioners asked if there had been a time in the past where the City had experienced a significant increase in population. Mr. Powers indicated that we have experienced the opposite. Population projections were not realized. At the conclusion of the discussion the Planning Commission agreed that the 50% threshold was more appropriate.

MOTION: MS. PETERSON MOVED, MS. WALKER-WYSE SECONDED, MOTION CARRIED TO AMEND SECTION 3.3 3. A AND C, CHANGING 30% TO 50%.

MOTION: MR. PIERCE MOVED, MR. PICCONE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE DRAFT COUNTYWIDE PLANNING POLICIES AS AMENDED.

ADOPTION OF OFFICIAL ZONING MAP – Public Hearing

Mr. Lindenburg reported that this is a regular update to the zoning map. The update includes only one zoning change to 1000 SE City Beach Street, changing the zoning from R4, multifamily residential to PF, public facilities.

Mr. Wasinger opened the public hearing, seeing none the public hearing was closed.

MOTION: MR. PICCONE MOVED, MR. PIERCE SECONDED, MOTION CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE OFFICIAL ZONING MAP AS PRESENTED.

2016 COMPREHENSIVE PLAN UPDATE – Public Meeting

Mr. Kamak reviewed background regarding the review of the Comprehensive Plan 20-year vision statement.

Mr. Kamak stated that staff believes that the latest version of the vision incorporates the spirit of the original vision but reflects the times of the early 21st century. Since the Planning Commission indicated a preference for the categorized version of the Vision at its last meeting staff is moving that format forward. The categorized version of the Vision highlights four primary values within the community – Culture, Education, Economy, and Recreation.

Planning Commission Discussion

Mr. Pierce stated that he shared the Vision with some of his coworkers and received positive feedback. Mr. Piccone recommended reformatting the sentence that starts “Home of Naval Air Station Whidbey Island...” to make it a separate statement similar to the top statement. Planning Commissioners agreed that the Vision and the survey were ready to forward to the City Council and the public for comment.

Mr. Kamak said staff would distribute the survey and collect feedback from the community over the next two months.

ADJOURN: 8:02 p.m.

Minutes submitted by: Katherine Gifford

CWPP

GRAPHIC DISPLAY OF POLICY 3.3.3.a & c

