Planning Commission Public Hearing Minutes for April 24, 2019

This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click here, or go to https://www.anacorteswa.gov/700/Watch-Meetings.

Acting Chair Cleland-McGrath called the Public Hearing of April 24, 2019 to order at approximately 5 p.m.

Roll Call
Members Present: Commissioners, Doll, Cleland-McGrath, MacKenzie, Graf, and Moffitt
Absent: Commissioners McNett and Mount

Minutes
No minutes were presented

Old Business
Commissioner Graf expressed concerns with the recent City Council meeting review of the proposed Parks and ACFL Comprehensive Plan updates. The discussion did not go will with CC and he hopes that Planning Commission, in the future, spends the time to properly address issues before recommending documents to City Council.

Commissioner Cleland-McGrath agrees with Mount that Planning Commission needs to be confident in our ability to discuss and request corrections.

Commissioner Doll also watched the City Council meeting and noticed that there have been more recent changes to the Development Code that were not seen by the Planning Commission. But she would like to note that Planning Commission did not approve those, but was impressed with the work City Council did with the review.

Correspondence
One new written comment from the public was received and distributed as associated with tonight's project.

New Business –
Pre-Decision Open Record Public Hearing – Conditional Use Permit CUP-2019-0003
Acting Chair Cleland-McGrath executed the Appearances of Fairness Doctrine prior to Quasi-judicial hearing.

Kevin Cricchio, Senior Planner, presented a request to permit the conversion of three (3) short-term rentals into single-family residences along with the construction of an additional single-family residence on one of the four lots. All four of the subject lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016 and are located in the Commercial Zoning

District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040. The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, 3320 "Q" Avenue, 3312 "Q" Avenue, & 908 34thStreet.

Commissioner MacKenzie questioned the parking requirements, logistics of the parking easement dedication, and setbacks as well as the reason for recommendation for approval. Kevin Cricchio, Senior Planner, responded that the easement is satisfactory, there is enough parking, International Residential Code will regulate safety setback measures, and that approval is recommended as the use is consistent with the surrounding residential uses.

Commissioner Cleland McGrath questioned the lot coverage ratio requirements and the requirements of "tandem" parking. Mr. Cricchio explained how this project meets lot coverage calculations and that tandem parking is between multiple lots and not within one driveway.

Randy Click, Applicant and resident at 1308 33rd Street Anacortes, explained the project and property history of division by short plat, their intension with creating overnight accommodations (temporary vacation rentals), the unexpected challenges they faced competing against other local VRBO's, and provided responses to the written public comments received.

With no further comment, Acting Chair Cleland-McGrath closed the public hearing.

Commissioners discussed the project; Commissioner Doll made a motion to recommend approval of the Conditional Use permit to City Council with staff's recommended conditions. Commissioner Graf seconded. The vote passed 4-1.

With no further discussion, Acting Chair Cleland-McGrath concluded the meeting at approximately 6:05 p.m.