



Planning Commission Meeting Minutes for – September 27, 2017

Chair Laumbattus called the meeting of September 27, 2017 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Mount, Cleland-McGrath, and Doll

Members Absent: Commissioners Moffitt, Oppel, and McNett

Minutes

Minutes of August 23 & September 13, 2017 approved as read.

Correspondence

None

New Business

Dog Kennel Conditional Use Permit, Kirk Moore, CUP-2017-0002, 9119 & 9121 Molly Lane

Kevin Cricchio, Associate Planner, summarized the proposal of boarding dogs for an existing doggy daycare, Smarter Than Your Dog. A CUP was previously granted for the initial daycare and another for physical expansion.

Commissioners requested clarification on parking and utility improvements. Kirk Moore, project applicant, provided that the parking is not proposed to have painted lines, no other businesses are utilizing the parking area, and customers typically utilize the parking for about 5 minutes during drop off and pick up. Mr. Moore also provided that there would be staff at the center overnight, and utility improvements only include larger wash stations.

Commissioner Cleland-McGrath uses Smarter Than Your Dog for her own pet and received no objection from the public. Commissioner Cleland-McGrath questioned the number of dogs at the location. Mr. Moore clarified dogs could increase by 40 for the overnight kennels, for a total increase of 30 to 70. Mr. Moore stated only an additional 10 are being planned for at this time, but the internal renovations would be completed to accommodate more at a later time.

Commissioner Doll made a motion to recommend approval to City Council. Commissioner Cleland-McGrath seconded. The motion passed unanimously.

New Business

SR-20 Spur Interchange (Sharpe's Corner) Improvements, Washington State Department of Transportation (WSDOT), Shoreline Substantial Development Permit (SSDP), Shoreline Conditional Use Permit (SCUP), & Shoreline Variance, SDP-2017-0001

Mr. Cricchio summarized scope of work, including replacement of the existing signal with a multi-lane roundabout, widening SR-20, and providing a pedestrian path between Sharpe's Corner and March Point Road. The SSDP is required as work is located within shoreline

jurisdiction, a SCUP is required due to associated roads & facilities along with upland fill, and a Shoreline Variance is required as work extends within the Conservancy Shoreline Environment's 100-foot setback. The work will permanently impact 0.18 acres of several Category III wetlands. Only 0.01 acres occur within city limits, the rest located in Skagit County jurisdiction. No in-water work is proposed. WSDOT proposes to mitigate impacts by using an already established wetland bank at the corner of SR-20 and March Point Road.

Jay Drye, WSDOT Assistant Regional Administrator, introduced staff including Todd Carlson, Planning Manager; George Carlson, Environmental Manager; Andrea Petrich, Communications; and Gabe Ng, Project Engineer. Mr. Ng provided a brief overview, stating the project as exceeding requirements from the Department of Ecology, polluting less upon project completion than current output. Mr. Drye stated that public involvement has been extensive and will be ongoing.

Commissioner Doll asked if sea level rise was taken into consideration in the design. Mr. Ng stated that sea level rise along with other potential problems were considered in the design.

Commissioners questioned current stormwater runoff and future conditions, runoff during construction, improvements to the mitigation site, soil contamination, and blasting areas. Mr. Ng stated that water is currently sheet flowing off the shoulder, and future conditions will be treated by infiltration. A temporary erosion and sediment control plan has been provided per the Department of Ecology's standards. Improvements to the mitigation site have met requirements, and there are now leftover credits to apply to this project. There will be enhancements to impacted areas around the site. Possible blasting areas were identified, but they are not proposed. Mr. George Carlson clarified contaminated soils were identified nearby, but none on site.

Chair Laumbattus questioned the ability to access the private property to the north of the project site. Mr. Drye stated that WSDOT would determine access at change of use.

Chair Laumbattus related a question received by Evergreen Islands immediately prior to the meeting, regarding a need to have an Environmental Impact Statement. Mr. George Carlson stated that the SEPA Checklist determined an EIS was not triggered. A public comment period was required with SEPA and all comments were addressed, and it was identified that there will be no significant impact.

Carol Ehlers, 3998 Windcrest Lane. Ms. Ehlers voiced concern regarding the location of utilities and safety. Chair Laumbattus stated that a utility plan was provided.

Gary Hagland, 2211 37th Ct. Mr. Hagland stated concern with future traffic from the project.

Tom Glade, 210 Mansfield Court, Evergreen Islands. Mr. Glade reiterated the letter provided prior to the meeting and stated an EIS should be required.

Commissioner Doll questioned the legality of requiring an EIS. Darcy Swetnam, City Attorney, stated SEPA as a separate process that has concluded, and the shoreline permit is not able to undo that determination.

Sara Holahan, 1511 38th Street. Ms. Holahan questioned mitigation and requested Fidalgo Bay Aquatic Reserve Committee be further involved. Ms. Holahan voiced concern with the placement of pavement in relation to the high water mark.

Mr. Drye reiterated the mitigation site was reserved previously as a site to improve as a banking site. The full mitigation of the site is more than that required for one project and allows further mitigation to be used as credit. Commissioner Laumbattus requested clarification on water quality. Mr. Drye stated water quality will improve. Commissioner Mount questioned if the wetland bank will also mitigate those wetlands outside of Anacortes jurisdiction. Mr. Drye confirmed.

Phillis Bravinder, 3901 J Avenue. Ms. Bravinder suggested an arrangement be made with the Fidalgo Bay Aquatic Reserve and WSDOT.

With no further comments, Chair Laumbattus closed the public hearing.

Commissioner Mount questioned WSDOT's process for dealing with traffic and growth. Mr. Todd Carlson explained that city and elected officials, as board members, have the opportunity to review potential projects prior to making decisions and the legislature determines the costs.

Chair Laumbattus made a motion to recommend approval to City Council of the SSDP, SCUP, and Shoreline Variance with staff recommended conditions. Commissioner Cleland-McGrath seconded. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 8:00 p.m.