



Planning Commission Meeting Minutes for – August 23, 2017

Chair Laumbattus called the meeting of August 23, 2017 to order at approximately 6 p.m.

Roll Call

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

Members Absent: Commissioner McNett

Minutes

Minutes of August 9, approved as read.

Correspondence

None

Old Business

Critical Areas Update

Review of Geologically Hazardous Area, Frequently Flooded Areas, & Critical Aquifer

Libby Grage, Planning Manager, recapped scheduling and walked through the proposed changes.

Commissioner Oppel questioned maps referenced. Ms. Grage stated maps are from agencies like Skagit County, DNR, and FEMA.

Commissioner Doll requested an example of “mitigated to a level equal to or less than predevelopment conditions.” Ms. Grage stated that would be designed by an engineer, and Mr. Measamer, Planning Director, stated that question will be directed to a geotechnical engineer.

Commissioner Doll requested clarification on the incorporation of the Anacortes Community Forest Lands in the ordinance. Mr. Measamer stated the ACFL is currently designated as a habitat of local importance, regulated by the current critical areas ordinance.

Chair Laumbattus questioned the ability to drill a well. Mr. Measamer provided Skagit County Health Department is the regulator of wells. The city’s preference is that all wells be abandoned for drinking purposes and only used for irrigation. Wells are fed by the city’s water supply. No new wells have been drilled recently, to Mr. Measamer’s recollection.

Martha Hall. Ms. Hall requested an extension of the public comment period. Ms. Hall expressed concern with language from the draft and would like further discussion on some topics, including using discretion on determinations.

Mr. Measamer clarified the public comment period does not end on the provided date. The date is meant for comments that will be incorporated in the second draft.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn suggested 3rd party review not be required when providing a report from a professional determined by the city.

Gene Derig, 1302 K Avenue. Mr. Derig agreed with Mr. O'Hearn.

Commissioner Oppel requested clarification on whether the Critical Areas Ordinance or Shoreline Master Program are the regulations in a situation of a steep slope on the Guemes Trail. Ms. Grage clarified that within Shoreline Jurisdiction, the SMP is the sole regulation. Ms. Grage stated regulations for the critical areas update can be transferred to the SMP update. Commissioner Oppel questioned if a landscape and mitigation plan would be required on slopes. Ms. Grage confirmed. Commissioner Oppel agreed with Ms. Hall's comments on discretion on determinations.

Ms. Grage stated that staff will provide a matrix of responses to public comments.

Chair Laumbattus called the meeting to a close at approximately 7:50 p.m.