



Planning Commission Meeting Minutes for – February 8, 2017

Chair Laumbattus called the Meeting of February 8, 2017 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Moffitt, Cleland-McGrath, Mount, McNett and Doll. Absent: Commissioner Oppel

Minutes

January 25 meeting minutes, approved as written.

Correspondence

None

New Business

Public Hearing – Fidalgo Bay Boat Ramp Extension, SDP-2016-1004

Libby Grage, Planning Manager, presented the proposal by the Samish Indian Nation to extend an existing boat ramp by ~22 ft. water ward of its existing location, and restore the beach. Scott Cooper, Manager of Fidalgo Bay Resort, explained benefits and parties that will be positively affected.

With no comments, Chair Laumbattus closed the public hearing.

Commissioner Doll made a motion to approve SDP-2016-1004 as conditioned. Commissioner McNett seconded. The motion passed unanimously.

Public Hearing – Parking Variation Request, BLD-2016-1705, 301 & 317 Commercial Avenue

Commissioner McNett recused himself from this part of the hearing. Commissioner Moffitt stated past employment with the applicant. There were no objections.

Don Measamer, Planning Director, presented the parking variation request, based on a traffic study provided by TSI, showing no adverse effect on the surrounding area with the proposed mitigation. The applicant proposed a change in staff condition #3, which originally was written to provide public parking outside of peak work hours. The applicant's proposal changes the time of public parking allowances for special events only, which staff approves.

Commissioner Moffitt requested clarification on the existing versus proposed parking layout. Mike Underwood, Architect at Underwood & Associates, clarified the parking layout, and that the building is designed to provide more employees for Integra, but retail is being provided on the bottom floor of one building to contribute towards the growth of downtown.

David Markley, Transportation Solutions Inc, gave a review on the downtown parking study done for the City for the 2016 Comprehensive Plan. The parking study for this project has found that the parking spillover will be easily absorbed, especially with the proposed mitigation.

Walt Meagher, Fidalgo Commercial Investment Real Estate Services. Mr. Meagher voiced support of the proposal and Integra.

Scott Lindberg, 5110 Sterling Drive. Mr. Lindberg voiced support of the proposal and Integra.

Darrell McCarroll, 4701 Queen Anne Way. Mr. McCarroll voiced support of the proposal and Integra.

Larry McKinnon, 909 3rd Street. Mr. McKinnon voiced concerns with the parking shortage, as well as parking volume produced by Dakota Creek.

Michele McKinnon, 909 3rd Street. Ms. McKinnon voiced concern with alley access for garbage trucks and apartment access. Mr. Measamer clarified that the alley will continue to be a public right-of-way and nothing will be blocked. The pedestrian bridge on the upper floor of the building will not block access. Mr. Measamer also explained the contribution of surrounding businesses and how updated regulations in the next year will positively impact growth.

Commissioner Moffitt requested clarification on the use of retail parking versus office parking. Mr. Measamer clarified that the proposed off-street parking must be shared by both employees of Integra as well as the retail space.

Commissioner Doll requested clarification on the timeline of on-street parking improvements in relationship to when these buildings will be completed. Steve Lang, Engineering Technician, stated that the improvement of 3rd street is not expected to happen this year, and the City will be working with a consultant on the design.

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

Mr. Measamer stated that the City will be working on a downtown parking plan, which the Planning Commission will be involved with in the next year.

Commissioner Cleland-McGrath made a motion to approve the parking modification with the suggested conditions of approval, with a revision of condition #3, to allow public parking during events within the satellite parking area located on 4th Street. Additionally, add a condition that says "The applicant shall work with the City to evaluate parking in a three block radius to determine at least one block to restripe, provide additional parking, and be striped by the applicant prior to occupancy of the building." Seconded by Commissioner Mount. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 7:30 p.m.