



Planning Commission Meeting Minutes for –October 26, 2016

Chair Laumbattus called the Meeting of October 26, 2016 to order at approximately 6 p.m.

Roll Call

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

Minutes

Meeting minutes of October 12 were approved as read.

Correspondence

New Planning Commissioner Andrea Doll was introduced.

New Business

Public Hearing – Shoreline Substantial Development Permit & Conditional Use Permit: Mousel Marina, Herald Mousel

Kevin Cricchio, Associate Planner, presented the project to permit the construction of a 22 foot by 30 foot, 2 story building. The first floor would contain a private restroom with showers, laundry, and storage, serving the bayside moorage. The second floor would consist of a one bedroom apartment, for use by the dock master. Close proximity to the shoreline and nonexempt work require an SSDP. The CUP is required due to the proposed residential unit within the CM Zoning District. Staff determined that all parking needs are met. Staff recommends the Planning Commission make a recommendation of approval to City Council.

Jim Schemmer, Schemmer Consulting Group, explained the proposal as providing needed amenities, with minimum disturbance to the neighborhood. There will be no traffic impact, and reduced impact on access roads.

Chair Laumbattus questioned the locations and use of the easement. Mr. Schemmer clarified that the easement is for both the tenants of the condominium and those utilizing the marina.

Commissioner Doll questioned whether it will be difficult to come in and out of the area during construction. Mr. Schemmer is not expecting this to be a problem, but one lane may be closed for a day while tying in to the sanitary manhole.

Commissioner Oppel requested clarification on parking reconfiguration in front of the building and where residential parking is proposed. Mr. Schemmer stated that there are no proposed changes in parking at this point and proposed parking is shown on the landscape plan.

Commissioner Cleland-McGrath requested clarification on the four large spaces within the parking. Mr. Schemmer stated that they are oversized parking spaces, leaving 38 regular parking spaces, which is more than required to meet the parking requirements. Chair Laumbattus questioned the possibility of wheel stops along the oversized spaces, reducing size of the spaces. Mr. Schemmer stated that the proposal at this point will not involve that.

Chair Laumbattus requested comments at this time.

Deborah Javelet, 2399 Skyline Way W, #203. Mrs. Javelet expressed discontent with the project, with a recap of her letter, which is on file. Mrs. Javelet also spoke of a meeting between her, Mr. Javelet, and Mr. Mousel, where it was determined that Mr. Mousel does not own slips. Mrs. Javelet is concerned with road maintenance responsibilities, and proposed that either the slip owners or Mr. Mousel repair the road and take over maintenance, instead of the condominium.

Pat Mousel. Mr. Mousel clarified that the oversized parking spaces are a new addition, and that the spaces previously had curb around them.

Michael Javelet, 2399 Skyline Way W, #203. Mr. Javelet expressed his opposition of the project in regards to the road maintenance and traffic impact, as recapped from his letter, on file.

Cheryl Claud, relative of applicant. Mrs. Claud stated that her understanding is that road maintenance is split 3 ways.

Tim Cutter, 2399 Skyline Way W, #102. Mr. Cutter stated that it has been a verbal agreement to split maintenance of the road, while suggesting formalizing that agreement at this time.

Mr. Schemmer clarified that there are easement documents which provide the skeleton for an agreement for the road maintenance. Mr. Measamer suggested that a draft proposal be prepared for the City Council meeting.

With no further comments, the public hearing closed.

Commissioner Moffitt disclosed that a member of the Mousel family works for her company, but that she will be impartial. There were no objections.

Commissioner Oppel requested clarification on CM zoning for a CUP to allow the residence. Mr. Measamer clarified that the zone requires a CUP for a residential building. The SSDP would usually be decided at Planning Commission, but the CUP requires the process be combined as a recommendation to City Council.

Chair Laumbattus stated that the required parking is a separate issue from the shared easement. Chair Laumbattus suggested that a lane remain open to improve circulation. Commissioner Cleland-McGrath suggested rearranging the parking stalls to allow another lane access. Mr. Measamer confirmed that the suggestion is possible. Mr. Measamer's suggested condition was "the current drive aisle adjacent to the oversized parking stalls shall be striped

and signed no parking, meeting Anacortes Fire Department access requirements, as condition 11.”

Commissioner Oppel made a motion to include the suggested verbiage from Mr. Measamer as condition 11. Commissioner McNett seconded. The motion passed unanimously.

Commissioner Oppel made a motion to recommend approval of the SSDP and the CUP to City Council with the conditions from staff and the added condition from Commissioners. Commissioner Mount seconded the motion. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 7:40 p.m.