



Planning Commission Meeting Minutes for –June 22, 2016

Chair Laumbattus called the Meeting of June 22, 2016 to order at approximately 6 p.m.

Roll Call

Commissioners Laumbattus, Oppel, Moffitt, McNett, Cleland McGrath, and Farnsworth

Minutes

Minutes of June 8, 2016 were approved as read

Correspondence

No correspondence was presented

New Business

Shoreline Substantial Development Permit, Anacortes Marina Gangway Replacement Project, SDP-2016-1002

Kevin Cricchio, City Planner, presented the proposed project which will consist of the reconfiguration of the Anacortes Marina's gangway system. The SSDP would permit the replacement and reconfiguration of seven, fifty foot long aluminum gangways with seven, eighty foot aluminum gangways.

Jeff Layton, Layton Consulting, provided information on some of the changes required to allow for a longer gangway and how the project is up to code.

Chair Laumbattus commented on the benefit of the gangways being less steep.

There were no comments for the open record public hearing

Commissioner Oppel made a motion to approve SDP-2016-1002 with conditions by staff. Commissioner Farnsworth seconded the motion. Vote called was unanimous.

Old Business

Public Hearing – Tom Allen, Haddon Road Plat & PUD

Members of the audience who would be speaking took an oath at this time, and the appearance of fairness doctrine was addressed to the Planning Commissioners

Mr. Stephen Nicol, Attorney for Allen Family Investments, requested the chair address Commissioner Farnsworth's previous relation to Mr. Patrick O'Hearn. Commissioner Farnsworth clarified his previous work for Mr. O'Hearn and that his parents own property near the project and concluded he believes he can be and impartial on the matter before the Commission.

Kevin Cricchio, City Planner, gave a summary of the Planning Commission open record public hearing on June 8, 2016. He also identified three new comments received since the last hearing from Cynthia Richardson, Ross Barnes, and Dorsay & Easton LLP.

Chair Laumbattus opened the public hearing at this time

Kara Fox, 500 Haddon Road. Ms. Fox read a letter written by Ryan Fox, which addresses an opposition to the project due to inconsistency with the character of the neighborhood.

Allen Roads, 4105 Mitchel Drive. Mr. Roads expressed concern with the interpretation of the code and the inconsistency with the character of the neighborhood.

Gene Derig, 1302 K Avenue. Mr. Derig provided a recap of concerns expressed by both himself and Ross Barnes of the code interpretation and density.

Jeaneen Brogan, 304 Haddon Road. Ms. Brogan provided a recap of previously submitted comments to the City, which are on record. Ms. Brogan's concerns were focused on possible flooding and privacy, with a request to lower the density.

Kathy Brown, 4308 Whistle Lake Road. Ms. Brown requested that the development maintain R1 designation.

Vernon Lauridsen, 2219 32nd Street. Mr. Lauridsen provided an interpretation of relevant matters of this project, as well as concerns with the project, involving street improvements, stormwater runoff, frontage and access requirements, setbacks, and open space.

Rebecca Bean, 4315 Whistle Lake Road. Ms. Bean expressed concerns with proposed density.

Debbie Martin, 6407 Dow Lane. Ms. Martin expressed concerns with traffic impacts.

Gary Van Luven, 1019 Haddon Road. Mr. Van Luven requested consideration of safer transportation for pedestrians and bicyclists.

John Prosser, 3912 Michigan Avenue. Mr. Prosser clarified that there is a shortage of housing, that the PUD allows for creativity, and gave his support for the PUD process and its allowances.

Carol O'Hearn, 11039 Post Drive. Ms. O'Hearn provided information to support providing a geological report in the wet season.

Patricia Young, 2219 32nd Street. Ms. Young requested that zoning regulations be used as a means of defense for residents against builders.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn expressed several concerns including project density and street boundaries.

Brian Allen, AFI. Mr. Allen addressed public comments and proceeded with a rebuttal.

Commissioner Moffitt requested clarification on applicant intentions for density and Commissioner Farnsworth requested clarification on lot length and width verses front and back.

John Ravnik, Ravnik Associates. Mr. Ravnik addressed public concerns.

Aaron Fits, Materials Testing and Consulting. Mr. Fits summarized the assessment on the site, with no direct evidence of instability of the slope of groundwater table.

Chair Laumbattus asked about other options for water dispersion on the site and low impact development options. Mr. Ravnik explained the engineering aspects of both. Chair Laumbattus clarified the critical areas slope as buildable with engineering, and that the Stittwood property elevations would be roughly the same as this project. Don Measamer asked Mr. Fits about the different outcome boring during certain seasons can have. Mr. Fits responded by clarifying that he could not say what the test would actually show during the rainy season, but that their more vigorous study did not appear to warrant extra testing in the rainy season.

Stephen Nicol, Attorney for Allen Investments. Mr. Nicol provided a rebuttal that clarified legal requirements.

Commissioner Farnsworth provided the section of code to Mr. Nicol that applies to the most restrictive standards. Commissioner Oppel requested clarification on the large size of lot 13 being due to a higher overall project site, allowing the development of more lots. Commissioner Oppel requested clarification from Mr. Measamer on interpretation of code. Commissioner Farnsworth requested clarification on the amount of lots for the project.

Chair Laumbattus took no further comments due to the number of requested public input and time constraint, extending the meeting to July 13. The Chair then adjourned the meeting at approximately 9:10 p.m.