



Planning Commission Meeting Minutes for – January 20, 2016

Chair Laumbattus called the meeting of January 20, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, McNett, Farnsworth, and Cleland-McGrath and Pollard

Minutes

The minutes from January 13, 2016 were approved as presented.

Correspondence

There was no correspondence.

Old Business

Public Hearing: Anacortes High School Replacement & Renovation CUP-2015-0006 – Discussion

Mr. Kevin Cricchio introduced the continued public hearing from January 13, 2016 to consider a conditional use application (CUP) & SEPA environmental review to permit a two (2) phase replacement and modernization of the Anacortes High School and associated wetland buffer impacts. Additionally, the applicant has requested a variance to exceed the maximum height requirement permitted in the underlying zone.

Mr. Cricchio explained that the project consists of the replacement of approximately 65% of the existing 154,956 square foot Anacortes High School and modernization of the remaining 35%. The existing gym/PE facility and Brodniak Theater will be modernized (approximately 55,000 square feet) and Rice Field will be upgraded to include new turf, a 1,500 seat partially covered stadium and associated support facilities, such as lighting, crew buildings and parking/driveway areas. Additionally, the rest of the high school (approximately 100,000 square feet) will be demolished and replaced with a new two-story building for a grand total of approximately 170,000 square feet. Associated site improvements include expanded vehicular parking, onsite bus loading/unloading areas, stormwater facilities and utility relocation. Mr. Cricchio pointed out that there was additional material handed out from last week's meeting. He included the material in their respected Exhibits and have also added Exhibit #13 for response to public comment, Exhibit #14 for planning department presentation and Exhibit #15 for applicant and agent presentation. Lastly, Mr. Cricchio mentioned comments were received from Al Johnson and Don Coughlin, along with a third party review for a traffic impacts, which were distributed to the Commissioners.

Dr. Wenzel, Superintendent of the Anacortes School District, recapped the process that the district went through to get to the present design that the Commissioners are now reviewing. He explained that a facilities committee of 30 members worked on a full audit of the district's 6-year facility plan, which led to the bond in February 2015 that passed with 63% in favor from the community. Dr. Wenzel described the process that took place in designing the proposed high

school project. He explained the new school will have a capacity for over 1,000 students. Dr. Wenzel feels that the plan before the Commissioners will accommodate the expected growth in Anacortes. Lastly, Dr. Wenzel read some of the positive feedback received by the district about this project.

Mr. Marc Estvold, Project Manager, 3302 Oakes Avenue, addressed some of the comments that were received this past week. Mr. Estvold explained that a wetland delineation was completed and they will not be impacting the wetlands themselves. They will be impacting approximately 250 square feet of the wetland buffer but providing approximately 30,000 square feet of wetland mitigation to encourage the wildlife and growth within the wetland. Lastly, Mr. Estvold explained that work will continue with City Staff pertaining to pedestrian and bicycle connectivity to the school, lighting impacts, sidewalks, traffic calming, and intersection improvements around the school.

Mr. Kevin Oremus, Hutteball & Oremus Architecture, clarified that additional parking spaces will be added to the south side of the building totaling 220 spaces. In addressing a concern from the neighbors, Mr. Oremus explained that a sign will be put in place at "K" Avenue to take a "right turn only." Commissioner Laumbattus said that he would like to see the roundabout stay in the proposal. In answering a question from Commissioner Pollard, Mr. Oremus stated that there are many storm water treatment facilities proposed for the site, such as rain gardens, native species plants/drought tolerant type species, roof water collection off of Cap Santé High School.

In answering a question from Commissioner Laumbattus, Mr. Estvold explained that the 30 inch diameter piers for the visitor bleachers will be the only structure that sits in the 250 square foot wetland buffer. Steve Lange, Project Manager, City of Anacortes, stated that the public works department supports the access at 19th Street and "K" Avenue and believes eliminating the roundabout actually increases traffic safety, ease of traffic control and circulation connectivity of the pedestrians. With that, the Chair opened the continued public hearing to take testimony.

Marilee Huffman, 806 Commercial Avenue, spoke against putting a sign up on 19th Street to either turn right or left. She feels it is not an effective way to route traffic and traffic will still go straight across the road. Ms. Huffman recommended that arrows and a line be painted on the ground to either turn right or left instead of a sign.

Ms. Caitlin Ware, Anacortes High School Junior, participated on the Project Advisory Team. This commitment consisted of attending meetings and visiting high schools to figure out the best plan of attack for our own design and construction efforts. Ms. Ware explained that the team recommended conference rooms and flexible spaces scattered throughout the facility intended for students to use for individual study and group work. These independent rooms and areas could provide the space and privacy for students to focus on learning without disturbing others. Creative ideas such as these, coupled with inspiration obtained from other schools, helped our school district find ways to enhance the educational environment for future use. In closing, Ms. Ware stated that "this task is truly a town-wide effort. Through our community feedback and participation, not only will the new high school recognize and honor Anacortes's history, but it will also point the way to our future."

Mrs. Dulcie Bowman, 2402 Oregon Avenue, expressed concerns relative to the new school being properly sized to handle Anacortes's build out and the impact on traffic flow. In terms of school design, Mrs. Bowman requested a clearer picture of the design of the vocational facility. Mrs. Bowman questioned if the amount of parking that is proposed will accommodate functions like a Broadniak performance or sporting event.

Douglas Thurber, P.O. Box 159, Anacortes, expressed concern regarding encroaching into the wetland buffer and that the proposed design will not adequately serve the community and the school district's needs. Mr. Thurber suggested the Commission reject this proposed design.

Mr. Dan Worra, 2405 Washington Court, spoke about the Project Advisory Team. Mr. Worra explained that this team was tasked with assisting in development of education specifications taking in account goals, philosophy of the School District, looking at the needs of students, faculty, staff and the community, while generating a sense of pride and ownership for all. In closing, Mr. Worra recommended approving the conditional use as submitted. Ms. Marilee Huffman, 806 Commercial Avenue, supports the conceptual design. The Chair then closed the public hearing.

After discussion, the Commissioners recommended to City Council approval of the Conditional Use/Variance Request/SEPA Environmental Review, subject to Staff Conditions. Motion was made by Commissioner Pollard, seconded by Commissioner McNett and passed unanimously.

****SEE ATTACHED ADDENDUM*****

New Business

Public Hearing: 2016 Comp Plan Update – Economic Development, Capital Facilities and Utilities – Discussion/Possible Action

Ms. Libby Grage introduced the 2016 Comp Plan Update regarding the Economic Development, Capital Facilities and Utilities. Ms. Grage reviewed the Capital Facilities Element, which is intended to demonstrate the City has a realistic plan to provide needed facilities to serve development at the level of service standards adopted to implement the vision of the comprehensive plan. The Capital Facilities Plan should serve as a guide in future financial planning and decision making. In the development of the Capital Facilities Element, staff worked closely with other departments that actually have facilities covered by this element. Ms. Grage went on to explain the topics covered in the Capital Facilities Plan include water, sewer, storm water, streets, police, fire, parks and city-owned buildings and facilities. There are inventory forecasts for future needs based on projected growth and also levels of service covered in the document. There is also a minimum six year financing plan for the facilities along with discussion about essential public facilities. The Chair then opened the hearing to take public comment.

Mr. Tom Glade, Evergreen Islands, gave an overview of the Evergreen Islands Safe Water Plan and requested that the Commissioners include the amended/draft plan previously submitted to City Council.

Utilities Element

Ms. Grage explained that the Utilities Element provides the framework for provision of utilities in the Urban Growth Area, some of the topics covered are non-city owned utilities, such as power, gas, telecommunications, and cable. Although the City does not have direct control over those utility services, the plan does attempt to identify tools that the City can use to meet goals that are identified in the community's vision.

Ms. Grage provided Staff reached out to the various utility providers and shared the initial growth projections and requested information on their plans for the next 20 years and that information is included in Volume 2 of the Utilities Element. Ms. Grage highlighted some of the elements in the section including meeting the utility needs of residents and businesses, plan for sustainable utility infrastructure, encourage the conservation of energy resources and also there is some discussion regarding hazard liquid pipelines. The Chair then opened the hearing to take public comment on the Utilities Element.

Ms. Marilee Huffman, 804 Commercial Avenue, stated her line of expertise is electrical distribution operations and she worked for Pacific Power and Light for 17½ years. Ms. Huffman explained an energy conservation study that was done in Oregon State and submitted a copy for the file. There were no further comments from the audience.

Economic Development Element

Ms. Grage introduced the final element for discussion is the Economic Development Element. The topics covered in Volume 1 include achieving a balanced economy, providing retail and commercial businesses serve community needs, tourism, manufacturing and industrial industries, other sectors, such as industry clusters, knowledge based industries, higher education and the medical industry. This also includes, education and training as well as evaluating various regulatory barriers and collaboration with other economic development entities. Ms. Grage highlighted some of the sections including fostering a balanced, diversified and sustainable local economy, encouraging commercial businesses that serve the community needs for goods and services, preparing a strategic economic development plan, providing year round opportunities for sustainable tourism and retaining and attracting businesses and sectors that offer growth opportunities and provide high wage jobs. Finally, Ms. Grage described the information in Volume 2 of the Economic Development Element includes demographic, employment conditions, retail sales conditions, and visitor industry along with fiscal conditions. The Chair then opened hearing to take public comment.

Mr. Gene Derig, 1302 "K Avenue, spoke against relying on retail box stores as a basis for improved tax income. He believes ideas should come from community meetings not consultants. Lastly, Mr. Derig recommended that the Planning Commission read through the Community Advisory Committee notes before making a decision on this element. Mr. Vernon Lauridsen, 3219 32nd Street, also recommended that the comments from the community and CAC committee be incorporated into the economic development plan. Mr. Andy Stewart, 3508 West 8th, suggested that some language be added that includes the refineries and the Port of Anacortes as part of our economic development. Nick Renis, 814 6th Street, recommended there should be incentives for small business owners. He spoke to the importance of accommodating young people being able to live and work in Anacortes. Ms. Cynthia Richardson, 315 "V" Avenue, explained that the CAC had a lot of discussion regarding big box

stores, although there is nothing in the current proposal to rezone industrial land for retail use. There were no further comments.

Meeting adjourned at approximately 8:16 p.m.

****ADDENDUM TO MINUTES OF JANUARY 20, 2016 WITH ADDITIONAL LANGUAGE
ADDED AT FEBRUARY 3, 2016 MEETING. ADDITIONAL LANGUAGE PRESENTED BY
CURT OPPEL BY MOTION, SECONDED BY CHRISTINE CLELAND-McGRATH:**

“That the commissioners had concerns about 17th St traffic congestion especially after events at Rice Field, concerns that the new 19th St entrance become a bottleneck due parent drop-offs and concerns that there is no dedicated parking for Cap Sante High School.”