



## **Planning Commission Meeting Minutes for – January 13, 2016**

Chair Laumbattus called the meeting of January 13, 2016 to order at approximately 6 p.m.

### **Roll Call**

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

### **Minutes**

There were no minutes presented

### **Correspondence**

There was no correspondence.

### **Old Business**

There was no old business.

### **New Business**

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

Mr. Kevin Cricchio introduced the conditional use permit (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 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. Lastly, Mr. Cricchio pointed out that since the packets were prepared additional comments were submitted and have been provided to the Commissioners, which include a revised summary from the project architect and a revised site plan. There were two letters submitted from neighbors and a comment from Chief Bowers.

Mr. Steve Lange, City of Anacortes, Project Manager, explained that Public Works completed their review of this project and they will be looking at pre-development and post-development runoff rates to determine storm water detention requirements. Mr. Lange referred to the findings of fact No. 18 L3, and explained the public works and the school district are looking at creating pedestrian safety enhancements as part of this project.

Dr. Mark Wenzel, Superintendent, Anacortes School District, presented their conditional use application for the Anacortes High School Replacement and Modernization project. Dr. Wenzel explained that this application represents the culmination of many years' worth of work. Dr. Wenzel described the need for a greatly improved high school was based on the district's comprehensive study and survey completed in 2014-15. He explained that this is the district's six-year capital facilities plan, which was supported by a 30-member facilities committee. The plan outlines the condition of all district facilities, with specific system-level detail and ratings for every school. In closing, Dr. Wenzel described the elements focused on during the design process such as quality learning environments, school identity/center of community, durability/sustainability, flexible environment, safety and security.

Mr. Marc Estvold, Project Manager, 3302 Oakes Avenue, pointed out how impressed he has been with the community involvement in the process. Mr. Estvold described the process for determining wetland mitigation for the site. He pointed out that approximately 30,000 square feet of buffer enhancement will be done as part of this proposed project. Mr. Estvold mentioned that soil tests and a traffic study were also completed. The applicant will continue to work with city staff on traffic routing, calming and pedestrian and bicycle connectivity and safety.

Mr. Kevin Oremus with Hutteball & Oremus Architecture, gave an overview of the project, which will include demolition and replacement of 65% of the existing high school. The remaining 35% consists of the gymnasium/PE portion of the building and the Brodniak Theater, which is to be fully modernized. Mr. Oremus explained that the project will be constructed in phases to allow continued operation of the high school. Next, Mr. Oremus explained that the main site plan, goals and objectives of this project is to improve safety and security, provide clear definition of auto, bus and pedestrian circulation on and around the site, incorporate public open space into the design, accommodate connectivity, and implement low impact development strategies and sustainable design in a comprehensive manner throughout the project.

Mr. Oremus then highlighted some of the proposed changes on the updated site plan. These changes include improving existing emergency access and creating safer pedestrian routes to Rice Field. He explained that the upper field used for soccer and football will be relocated to the Rice Field area. The Field will be replaced with an artificial turf, the track will be resurfaced and LED field lights will be installed and controlled so that they do not overflow into neighboring homes. Mr. Oremus explained that the Cap Sante alternative high school will be built on the southwest corner of 20<sup>th</sup> Street following the demolition of the current high school building. He also pointed out that the applicant proposes to construct a rain garden to help with water quality.

Mr. Oremus discussed the Plaza area of the plan, which is one of the main components of the campus. It is meant to be a public open space full of pedestrian lights, benches, both formal and informal gathering place for outdoor learning as well as public use. It will connect all of the

activities in the north and south end of the property. Mr. Oremus concluded by showing what materials will be used in construction and the overall conceptual drawing of the high school.

Chair Laumbattus express concern regarding eliminating the route about at the 17th street access.

Chief Bonnie Bowers, speaking on behalf the Anacortes Police Department, explained that police, fire, and emergency medical services have been involved in various phases of the planning of this project from the beginning, including but not limited to, the site selection, building and ground design and communication systems within the building. Chief Bowers complimented the District's awareness for safety by eliminating access points during school hours. In addition, their plan will enhance the radio communications for both police and fire inside the building, as well as allow for some off site law enforcement surveillance in the event of a school emergency. She also spoke to the District's enthusiasm to mitigate traffic flow and enhance pedestrian safety in the surrounding neighborhoods. Lastly, Chief Bowers mentioned the student parking plan that would reduce congestion from 17<sup>th</sup> to 20<sup>th</sup> Street.

With that, the Chair opened the public hearing to take testimony. Ms. Elaine Olsen, 1413 19<sup>th</sup> Street, expressed her concern regarding increased traffic with the proposed access onto 19<sup>th</sup> Street, which goes in front of her home. Mr. Carl Yost, School Board Member, explained that the board spent countless hours working to frame this project, from a community and cost perspective and a long term commitment to education of students. There were no further comments from the audience; the Chair then continued the public hearing until January 20, 2016.

### **Public Hearing: 2016 Comprehensive Plan Update – Environment & Conservation, Land Use and Housing - Discussion**

Ms. Libby Grage, Planning Manager, introduced the 2016 Comp Plan updates for Land Use Housing & Environment & Conservation sections of the comp plan. She gave a summary of the comprehensive plan update process. The goal for tonight is to take public comment on the two issues at hand so with that the Chair, opened the hearing to take public testimony regarding the Environment & Conservation portion of the comp plan.

Ms. Brenda Lavender, 210 Mansfield Court, Secretary for Evergreen Islands, stated that she will submit her comments in writing to Ms. Libby Grage, after the hearing. Ms. Lavender's overall concerns are relative to the language in the comp plan not being as decisive as it should be. She feels there are too many loop holes that may hinder enforcement of the comp regulations. Mr. Tom Glade, 210 Mansfield Court, representing Evergreen Islands, suggested that additional wording be added to Policy EC 13 to read, "Develop a strategy to reduce the amount of non-recyclable plastics from entering the stream and to eliminate plastics from contaminating our bays, seas and oceans." There were no further comments from the audience so the Chair moved on to take comments regarding the Land Use and Housing section of the comp plan.

Ms. Libby Grage summarized the land use element of the comp plan. She reported that this section addresses the following topics: land use pattern, land use designations, a future land

use map, community design, historic preservation, resource protection, community gathering space, residential uses, specific goals for downtown and south Commercial Avenue and also Fidalgo Bay and Guemes Channel as well as the Industrial Manufacturing areas. It also has goals and policies related to healthy communities, growth management and regional coordination on growth issues and some discussion of sub area plans. Ms. Grage went on to list some of the goals & policies, which includes accommodating growth while respecting and strengthening community character and identity, encouraging resource protection and sustainable design, maintaining and developing community gathering spaces and good connections between locations. Enhancing the character and economic vitality of Anacortes, especially the south Commercial corridor, downtown and the Fidalgo bay waterfront and capitalizing on the maritime industries and promoting active use industrial lands.

Ms. Grage then presented a zoning map that shows various areas where changes are proposed to the land use designation to either accommodate growth or achieve other various community goals such as affordable housing, vibrant downtown or a more attractive Commercial Avenue.

The Chair then opened the hearing to take public testimony.

Ms. Arlene French, 1411 8<sup>th</sup> Street, emphasized the importance for maintaining the “Old Town Overlay” zoning requirements as part of the new comp plan. Ms. Mary Brennen, 2018 5<sup>th</sup> Street, spoke in support of the rezone from Light Manufacturing (LM) to Residential Medium Density (R3). She also made the Commissioners aware of the letter that was submitted to Don Measamer in regards to the rezone.

Mr. Hal Rooks, 1219 10<sup>th</sup> Street, spoke against reducing lot sizes throughout the City. He supports maintaining the “Old Town Overlay” zone. Ms. Marilyn Wells Derig, 1302 “K Avenue, submitted a letter to the Commissioners and spoke in support of Policy LU 1.5 of the Comp Plan. Mr. Bob Fritz, the Chief Medical Officer at Island Hospital, expressed his support of the proposed medical overlay zoning between 24<sup>th</sup> & 26<sup>th</sup> Street on Commercial Avenue. He discussed the importance for Island Hospital to be able to expand to be a vital medical instrument for the community in the future.

Ms. Mary Lou Childs, 5401 Doon Way, spoke to the importance of providing affordable housing within the City by allowing accessory dwelling units although not enforcing the current parking requirements. Mr. Robert Scarsathafa, 3916 West 3<sup>rd</sup> Street, spoke against the proposed medical overlay proposed by the hospital. He stated that this area should remain retail zoned.

Ms. Ellen Gatten, 4520 Cutter Drive, recommended that her property and property adjoining should be rezoned the “Ship Harbor Residential Zone,” and comply with the R2 Residential Low Density zoning requirements. She would also like to see San Juan Passage serve as a model for any future development. Ms. Gatten feels limiting the number of lots that can be built on and creating more open space will protect the shoreline and habitat. Mr. Vernon Lauridsen, 2219 32<sup>nd</sup> Street, thanked staff for all of their hard work on the 2016 Comp Plan. He spoke to creating land use regulations that will allow the City to accommodate the future growth projections. Mr. Lauridsen also commented on the environmental safety of the refinery. Ms. Cynthia Richardson, 315 “V” Avenue, member of the community advisory committee for the comp plan, expressed her appreciation of all the work that the staff and consultants have done

to compile all the information for the 2016 comp plan. Ms. Richardson explained the difficulty in knowing what the future holds, how many families or individuals will be moving to Anacortes and what industry will actually come to the City. In closing, Ms. Richardson stated that the process allows the city to see ways that we can accommodate future populations without making major changes to our City and not impacting one area more than another.

Ms. Beverly Hagg, 1406 Portalis Court, spoke against changing the zone for Ship Harbor from commercial marine to residential medium density (R3), which would allow a minimum 4,500 square foot lots. She also expressed concern regarding increased traffic on Oakes Avenue if smaller lots are allowed.

During a brief discussion with Commissioners, Mr. Farnsworth spoke in support of the new R3 zoning regulations and old town overlay.

### **Housing Element – 2016 Comprehensive Plan**

Ms. Libby Grage, Planning Manager, introduced the housing element, which include housing supply and variety, neighborhood character, housing affordability, special needs housing (senior housing), regional collaboration in meeting affordable housing targets and also monitoring. She pointed out that highlights of the housing element are to meet the projected growth and needs of the community, including those of all economic segments and also meeting the needs for special needs population to include seniors, persons with disabilities and the homeless while maintaining neighborhood character while encouraging infill opportunities. Also, increasing the variety of housing type available, increasing the supply of affordable and workforce housing units and also collaborating regionally to meet housing targets. There were no further comments from the audience. The Chair then closed the public hearing.

Meeting adjourned at approximately 8:35 p.m.